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Housing Intensification Study Surveys and Analysis Report

The Regional Municipality of Hamilton-Wentworth
Planning and Development Department
Local Planning Branch

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EXECUTIVE SUMMARY

Introduction

The City of Hamilton is experiencing significant increases in housing costs and concerns about affordability. Neighbourhoods in the City are losing dwelling units, and therefore, population. Demographic changes predicted for Hamilton indicate that the population will grow only slightly over the next 20 years, and that the average number of persons living in a household will decline significantly. These factors will lead to a continued demand for new housing units. Many of these new units will need to be both affordable and suitable for smaller households.

Housing intensification means increasing the number of households accommodated in existing buildings and/or existing serviced land in already built-up urban areas. Housing intensification may be able to address the dual need for dwelling units that are smaller and more affordable. The intent of this report, therefore, is to provide background information and analysis on issues related to housing intensification. This includes an examination of planning policies and controls in Hamilton and other municipalities, an examination of the difficulties encountered when attempting to enforce municipal by-laws, a study of past planning decisions regarding conversions, and a survey of the attitudes of Hamilton residents with respect to housing intensification.

Municipal Survey

A survey of 23 Ontario municipalities was undertaken in order that Hamilton's policies regarding intensification could be compared with those of other communities. The survey was similarly intended to generate new ideas related to the issue of housing intensification. Questions on the survey dealt with Official Plan policies, Zoning Regulations, By-Law enforcement, demolition control, and housing intensification proposals.

The results of the survey showed that large differences exist between municipalities. Some seem to have embraced the concept of housing intensification and therefore have tailored their policies and controls accordingly. Other municipalities do not yet permit conversions and do little to encourage infill and redevelopment.

Hamilton revealed itself as one of the more progressive municipalities. The Central Area Plan encourages intensification and greater residential densities. The majority of Hamilton's other policies and controls are similar to those of other municipalities surveyed. The two most restrictive requirements in Hamilton (as compared with other municipalities) are:

- (i) age requirement for dwelling conversion*
- (ii) maximum unit size of 65 square metres (700 sq. ft.)*

In other respects, Hamilton's policies are less stringent than those of other municipalities (e.g. Hamilton's height requirements and no maximum lot coverage). Hamilton's Zoning By-Law also contains provisions for small lot single family development and zero lot line housing.

The survey also revealed some interesting and unconventional housing intensification options, including infill non-profit housing, granny flats, and zero lot line housing that were being encouraged in some municipalities.

Zoning Discussion

Hamilton's Zoning By-Law was examined in detail to determine if it contained regulations that would impede the ability of the City to implement housing intensification proposals, if desired.

The converted dwelling requirements in Section 19 of the By-Law were examined and it was concluded that the requirements of this Section in general were not particularly prohibitive, but that the age requirement of July 25, 1940 and the 65 square metre (700 sq. ft.) minimum unit size could prove to restrict the supply of converted dwelling units.

The requirements of the Urban Protected Residential ("C" and "D") zoning districts were examined in greater detail, because the majority of conversions take place in these districts. The major difference between these two zones with respect to conversions, is that the "C" district permits a maximum of two dwelling units while the "D" zone permits a maximum of three dwelling units. Also, a three-family dwelling requires a total of four parking spaces, whereas a one or two-family dwelling requires only one parking space for each dwelling unit.

The "H" (Community Shopping and Commercial) district was similarly examined. This zoning district was amended to permit conversions with up to ten dwelling units. It was concluded that the age restriction of March 8, 1983 and the required separation of 180.0 m (590.6 ft.) for converted buildings may prove to limit the supply of such dwelling units.

The requirements of the "H", "I" (Central Business District) and "CR-3" (Commercial/Residential) zones were examined to determine their impact on infill and redevelopment. It was concluded that the "H" and "I" zoning districts do not permit a large amount of residential development. While the "CR-3" district does permit multiple residential development, it does not permit a large residential component in mixed commercial/residential developments.

By-Law Enforcement

The number of illegally-created dwelling units in Hamilton and the difficulties encountered by By-Law administrators in trying to penalize these illegal apartments, are of concern to many residents. Thus, an examination of the existing legislation impacting on the enforcement of municipal by-laws was necessary.

The Planning Act, the Provincial Offences Act, and the Landlord and Tenant Act, combine to make it difficult to enter and inspect any property in question. Information supplied by the City's Director of Building Inspections indicates that local Justices of the Peace are reluctant to issue search warrants so that properties may be inspected. Without interior inspections, it is difficult to prosecute the creators of illegal apartments.

Zoning By-Law Amendments and Variances

Past decisions of Council and the Committee of Adjustment were examined in order to identify any trends in these decisions. These decisions were examined for the period beginning January 1987 and ending June 1989.

Six Zoning By-Law Amendment applications regarding conversions were heard by the Planning and Development Committee, with 5 of them being denied. In most cases, these applications were to allow a greater number of dwelling units than permissible under the By-Law. Because there were only six applications, it is difficult to determine any trends. However, the Committee did deny five of the applications, concurring with staff comments that the requested amendment would lead to an overintensification of the site.

A total of 66 minor variance applications were submitted to the Committee of Adjustment over the study period. 53 of these applications were approved resulting in the approval for the creation of 161 new dwelling units, with the majority of the subject properties located in the lower city. The reasons for the decisions given by the Committee of Adjustment were consistent from one application to another, but the predictability of Committee decisions appears to be low. Each application is considered individually.

The Committee often denied applications if it felt that the proposed use was too intense for the site. It did, however, provide some flexibility for Zoning requirements such as parking and minimum unit size. The Committee also looked favourably upon the conversion of non-residential uses to dwelling units, and upon proposals that were considered to be an improvement over the existing use.

Neighbourhood Survey

A survey of residents in the Homeside, Bruleville, and Beasley/Central neighbourhoods was conducted in order to gauge citizen attitudes towards intensification. The survey asked questions regarding present and future acceptable living arrangements, objection to intensification, and suggested municipal controls. A total of 1,626 surveys were sent, with a greater than thirty (30) percent response rate from each of the three neighbourhoods.

32.1 percent of Homeside residents would object to one of their neighbours creating a self-contained apartment unit (SCAU) in their home. Corresponding figures from Bruleville and Beasley/Central were 42.5 percent and 19 percent respectively.

In terms of the future supply of converted dwelling units, 4.5 percent of Homeside homeowners indicated that they had considered creating a SCAU. In Bruleville and Beasley/Central, corresponding figures were 7.8 percent and 11.5 percent respectively. Further, a 4.8 percent of Homeside respondents, 8.2 percent of Bruleville respondents and 16 percent of Beasley/Central respondents, indicated interest in homesharing or renting out rooms.

In all three neighbourhoods, residents were concerned about neighbourhood crowding, the appearance of converted dwellings, parking, and the type of people who live in the new dwelling units. They were also in favour of municipal regulations that may help to alleviate some of these concerns.

While the data from this survey may be extrapolated to neighbourhoods similar to the three surveyed, caution must be used when interpreting the results for the entire City. If the data is valid for the entire City, a potential for the conversion of between 3,240 and 8,280 homes may be expected. The large majority (89 percent to 100 percent) of these converted homes would be occupied by the homeowner.

Conclusions of Executive Summary

The compiled background information and the analysis supports the conclusion that housing intensification can provide a significant number of new and affordable dwelling units that are suitable for smaller households. However, the neighbourhood survey and the literature review (contained in Volume 1) indicate that citizens have a number of concerns that must be addressed. There are also a number of potential negative effects to housing intensification. But, through the combined efforts of housing providers, politicians, neighbourhood residents and planners, the ill effects can be minimized while the benefits can be maximized.

HOUSING INTENSIFICATION STUDY

SURVEYS AND ANALYSIS REPORT

1.0 INTRODUCTION

1.1 BACKGROUND

The City of Hamilton has experienced significant increases in housing costs and growing concerns over the affordability of housing. Affordability is important to a family's quality of life, to government in providing funding for affordable housing, and to economic growth as an attraction to the City. Housing intensification offers a possible avenue for easing the situation.

"Housing Intensification," as it is used in this report, will be taken to mean increasing the number of households accommodated in existing buildings and/or existing serviced land in already built up urban areas.

Over the last decade, a de-intensification trend (the loss of residents to other areas of the city and the reduction in the quantity of available housing units in the lower city neighbourhoods) has been taking place in Hamilton as in all other major cities across the country. There are fewer dwelling units and fewer people living in neighbourhoods. There is the potential for housing intensification. Housing intensification must be carefully considered as there may be a number of effects, both positive and negative.

Demographic changes predicted for Hamilton also may be addressed by housing intensification. Hamilton's population growth rate is expected to decrease slightly over the next twenty years to the point where a decline in population is foreseen between the years 2001 and 2006, however, the number of households is expected to increase. Also, the average size of these households is decreasing, with ever-larger numbers of one and two person households appearing. Therefore, demand for additional housing units will continue. The growing number of households, coupled with the lack of affordable housing, has created a need for new forms of accommodation that are both affordable and suitable for smaller households.

For the preceding reasons, the City of Hamilton has undertaken a Housing Intensification Study. The study is being carried out in four phases:

- Phase 1 - Background
- Phase 2 - Analysis
- Phase 3 - Strategies
- Phase 4 - Implementation

The Terms of Reference for the Study are contained in Appendix A.

1.2 OBJECTIVES OF THE REPORT

This report is Volume 2 of two Background and Analysis Reports which will represent the outcome of phases 1 and 2 of the Housing Intensification Study. The first volume explores the current housing situation, the different forms of housing intensification, and the existing policies and controls which affect housing intensification. The objectives of this volume are:

- to examine planning policies and controls in other municipalities in Ontario that affect intensification;
- to examine Hamilton's zoning regulations affecting conversions;
- to examine difficulties in enforcing municipal and provincial legislation affecting intensification;
- to examine past planning decisions regarding conversions; and,
- to examine the attitudes of Hamilton residents with respect to housing intensification.

Three forms of housing intensification are considered: conversion, infill, and redevelopment. For the purposes of this report, they are defined as follows:

Conversion:	the process of increasing the number of individuals and households that can be accommodated in dwelling units with or without physical alterations to the building. Conversion also includes the adaptation of non-residential buildings to residential use.
Infill:	the construction of new housing (small to medium scale) within existing residential areas on vacant or underutilized parcels of land in a form which is physically integrated into the surrounding neighbourhood.
Redevelopment:	the replacement of non-residential uses or lower density housing with higher density residential or mixed uses. Construction of residential units on vacant or underutilized sites in non-residential areas is also considered to be part of this definition.

2.0 MUNICIPAL SURVEY

2.1 BACKGROUND AND PURPOSE

A survey of 23 Ontario municipalities with similar characteristics to Hamilton was undertaken. The intent of this survey was to contrast Hamilton's policies with those of other communities. The survey was also intended to generate new ideas related to the issue of housing intensification.

2.2 METHODOLOGY

Emphasis was placed on surveying those municipalities who have addressed the issue of housing intensification in some manner. The survey was centred around questions regarding Official Plan policies, Zoning regulations, By-Law enforcement, demolition control, and housing intensification proposals.

2.3 SURVEY RESULTS

The results of the Municipal Survey are presented in Appendix "B" and have been organized into a matrix format, with each matrix being arranged alphabetically according to municipality. Results pertaining to Hamilton have been placed at the top of each matrix to allow for easy comparison to other municipalities. All 23 municipalities, plus Hamilton, completed the questionnaire. Additional information was also provided by some municipalities in the form of Zoning By-Laws and reports related to housing intensification. It should be noted that because of the general format adopted for the questions, not all of the answers in the matrices will reflect all of the exemptions that exist within most zoning by-laws.

The majority of those municipalities surveyed indicated they had undertaken studies regarding housing intensification or would be doing so in the future. As a result of these studies, most intended, or had already altered their policies accordingly. Of the 23 municipalities surveyed, 11 have an Official Plan that specifically encourages intensification. Hamilton is among the majority whose Official Plans do not specifically encourage intensification, although Hamilton does encourage intensification through its Central Area Plan.

Hamilton is one of several municipalities that uses the demolition control provisions of Section 33 of the Planning Act. The demolition control provisions enable municipalities to enforce that "no person shall demolish the whole of any part of any residential property unless he/she is the holder of a demolition permit issued by the local Council" After any demolition, development must be completed within a minimum of 2 years. Municipalities such as the City of York, North York, and Ottawa use this provision on a much wider basis than do others, including Hamilton.

2.3.1 Residential Conversions

Various definitions of converted dwellings are contained in the Zoning By-Laws of the municipalities surveyed (see Appendix B). Some, like Hamilton, have relatively simple definitions where a converted dwelling is referred to as a dwelling that has been altered to make a greater number of dwelling units within it. Other municipalities' definitions include restrictions regarding

floor space, building height, age of the dwelling, and the degree to which alterations can be made. Some municipalities, however, do not include a definition of converted dwellings in their Zoning By-Laws. Of those surveyed, Hamilton, Brantford, and Windsor stand out as permitting conversions to be undertaken in a wide range of zoning districts. Conversions in most municipalities are permitted only in older residential zones and in some cases, commercial zones (particularly in core areas). A few of those surveyed do not permit conversions in any zones (e.g. North York).

Most municipalities, including Hamilton, require one parking space to be provided for each dwelling unit, while others require more than one parking space per unit if three or more units are present within the dwelling. Hamilton is also among the latter group. London, Ottawa, and Thunder Bay reported that their parking requirements for a converted dwelling were somewhat less stringent than those for the original non-converted dwelling. Peterborough exempts residential development within the CBD from required parking by opting for cash-in-lieu of parking or levy fees for a municipal parking garage. Hamilton also has reduced parking standards for areas in or in close proximity to the Central Business District.

Minimum unit sizes for converted dwelling units are generally given in four ways. The first method involves one minimum unit size for all types of dwelling units (bachelor, one-bedroom, etc.) and zoning districts, as Hamilton presently has. Among municipalities using this method, minimum unit sizes range from 37.0 square metres (398.3 sq. ft.) (Ottawa) to 95.0 square metres (1,022.6 sq. ft.) (Stoney Creek). Hamilton's minimum unit size is 65.0 square metres (700.0 sq. ft.).

The second method used involves differing unit sizes for each dwelling type (bachelor, one-bedroom, two-bedroom, etc.). Unit sizes for municipalities using this method range as follows:

Bachelor:	28.0 square metres (301.7 sq. ft.) to 51.0 square metres (549.0 sq. ft.) (Kingston) (Thunder Bay)
One Bedroom:	37.16 square metres (400.0 sq. ft.) to 60.0 square metres (649.9 sq. ft.) (Kitchener) (Thunder Bay)
Two Bedroom:	56.0 square metres to 74.0 square metres (Kingston) (Thunder Bay)
Three Bedroom:	69.67 square metres (750.0 sq. ft.) to 83.0 square metres (893.4 sq. ft.) (Kitchener) (Thunder Bay)

The third method used involves a varying minimum unit size determined by zoning district. Among these municipalities using this method to obtain their unit sizes, minimum unit sizes range from 37.0 square metres (398.3 sq. ft.) (Oshawa) to 120 square metres (1,291.7 sq. ft.) (Cambridge).

The fourth method used requires only that converted dwelling units conform to the minimum standards required by the Ontario Building Code. The Cities of Toronto, Waterloo, and Windsor use this method.

With respect to exterior alterations, all but a few municipalities restrict these to some extent. Some permit no exterior changes to be made under any circumstances, while others, like Hamilton, require that any alterations "preserve the external character" of the dwelling. Other municipalities only regulate alterations on heritage buildings, or within the limits set by required yards.

Most municipalities subject dwellings in single family areas to height restrictions, based on the number of units or the zoning district in which the dwelling is located. The range for all municipalities surveyed is from one storey to four stories, or from 8.5 metres (27.9 ft.) to 14.0 metres (45.9 ft.). Hamilton's height restrictions range from 2.5 stories to 3.0 stories or 11.0 metres (36.0 ft.) to 14.0 metres (45.9 ft.) in single family zones.

Several municipalities restrict conversions to those dwellings that were erected prior to a particular date. Hamilton, for example, restricts conversions to those dwellings erected prior to July 25, 1940. Among other municipalities who also have similar age restrictions, the specific dates range from 1937 to 1978.

Some municipalities state their age restrictions as an age a dwelling must be before it can be converted. Among these, the age ranges from 20 years (Mississauga, Ottawa, York) to 30 years (North York). A few municipalities state their age restrictions as "existing on the date of passing of the By-Law", while others do not have any age restrictions at all.

Like Hamilton, a majority of municipalities use floor space indexes or floor area ratios to control densities. A Floor Space Index (F.S.I.) or Floor Area Ratio regulates density by permitting the total floor space of a building to be a certain number of times greater than the area of the building lot. Thus, if a building was situated on 929 square metres (10,000 sq. ft.) lot with an F.S.I. of 4, then the allowable floor space of the building could not exceed 3,716 square metres (40,000 sq. ft.).

2.3.2 Non-Residential Conversions

Most municipalities reported that conversions of non-residential buildings, particularly former uses, into new residential uses have taken place in their localities. The majority of these were in underutilized commercial or industrial space. Some noted conversions of former school buildings, and North York, on a somewhat negative note, revealed that apartment storage lockers were being converted into residential space. Most municipalities responded that provincial programs such as convert-to-rent provided the impetus for these conversions. In Hamilton, the Central Area Plan encourages such conversions. The Central Area Plan (Official Plan Amendment #66) has been adopted by Council but has not yet received Provincial approval and objections are outstanding. Upon approval it will become part of the Official Plan.

2.3.3 Infill Regulations

Hamilton is one of a majority of municipalities that does not permit more than one dwelling to be erected on a lot in single or two family residential districts. In low and high density multiple residential districts, and townhouse district, it is common for municipalities to set a maximum number of units per hectare, with no restrictions on the number of residential buildings. The number of residential buildings is regulated by yard requirements, parking provisions, open space requirements, and allowable lot coverage. Hamilton regulates townhouses in this way, but like a few other municipalities, does not permit more than one dwelling building per lot in lower density residential districts.

Hamilton's minimum lot size and width requirements for one and two family residential districts ranges from 278 to 540 square metres (2,992.5 to 5,812.7 sq. ft.) in area, and from 9 to 15 metres (29.5 to 49.2 ft.) in lot width. Other municipalities' minimum lot areas for one and two family residential zones range from 250.0 square metres (2,691.0 sq. ft.) (London) to 835.0 square metres (8,988.2 sq. ft.) (Mississauga). Lot width or frontage requirements in these districts range from 6.0 metres (19.7 ft.) (East York, York) to 30.5 metres (114.8 ft.) (Oakville) in width or frontage.

In low density multiple residential zones, Hamilton requires minimum lot areas from 630 to 720 square metres (6,781.5 to 7,750 sq. ft.) and minimum lot widths ranging from 21 to 27 metres (68.9 to 88.6 ft.). Other municipalities, by comparison, have minimum lot areas ranging from 250.0 square metres (2,691.0 sq. ft.) (London) to 930 square metres (10,010.8 sq. ft.) (East York), and minimum lot widths or frontages ranging from 9.0 metres (29.5 ft.) (London) to 30.5 metres (100.0 ft.) (Oakville).

In townhouse districts, Hamilton requires minimum lot sizes ranging from 165.0 to 270.0 square metres per unit (1,776.1 to 2,906.4 sq. ft. per unit). Among all municipalities who state their minimum lot sizes for townhouses in this way, the range was 165 square metres (1,776.1 sq. ft.) per unit (Hamilton) to 330 square metres (3,552.2 sq. ft.) per unit (Windsor). Other municipalities state a total minimum lot size for townhouses, regardless of the number of units. Among these municipalities, the lot sizes range from 558 square metres (6,006.5 sq. ft.) (Ottawa) to 4,000 square metres (43,057.1 sq. ft.) (Burlington).

With respect to lot widths in townhouse districts, Hamilton's requirements range from 23 to 27 metres (75.5 to 88.6 ft.). Among similarly stated requirements in other municipalities, lot widths range from 18 metres (59.1 ft.) (Guelph) to 55 metres (180 ft.) (Stoney Creek). Although not directly comparable, lot widths range from 5.5 metres (18 ft.) per unit (London, Cambridge) to 10 metres per unit (Oshawa) in municipalities who express their lot widths for townhouses in this way.

Hamilton has yard requirements for one and two family residential districts of 6.0 metres (19.7 ft.) for the front yard, side yards from 0 to 1.5 metres (0 to 4.9 ft.), and rear yards of 7.5 metres (24.6 ft.). Among all comparable municipalities, the front yard requirements range from 4.5 metres (14.8 ft.) (Guelph, Burlington) to 10.5 metres (37.4 ft.) (Oakville). Side yard requirements range from 0 (Hamilton, Waterloo) to 3.0 metres (9.8 ft.) (Kingston, London, Mississauga, Thunder Bay), and rear yard requirements range from 3.0 metres (9.9 ft.) (Mississauga) to 15.24 metres (50.0 ft.) (Peterborough).

With respect to Low Density Multiple Residential districts, Hamilton has front yard requirements ranging from 4.5 to 7.5 metres (14.8 to 24.6 ft.), side yard requirements ranging from 1.5 to 13.5 metres (4.9 to 44.3 ft.), and rear yard requirements ranging from 3 to 13.5 metres. Among all comparable municipalities, front yards range from 0 (Ottawa) to 9 metres (Brantford, London) side yards range from 0 (Ottawa) to 13.5 (44.3 ft.) (Hamilton), and rear yards range from 3.0 metres (9.8 ft.) (Hamilton) to 15.24 metres (50.0 ft.) (Peterborough). Some municipalities have side and rear yards that are dependent upon the height of the building.

With respect to High Density Multiple Dwellings, Hamilton has front yard requirements of 3 metres (9.8 ft.), side yard requirements ranging from 1.5 to 13.5 metres (4.9 to 44.3 ft.), and rear yards ranging from 3 to 13.5 metres (9.8 to 44.3 ft.). Among all comparable municipalities, front yards range from 0 (Ottawa) to 9 metres (29.5 ft.) (Brantford, London, Thunder Bay), side yards range from 0 (Ottawa) to 13.5 metres (44.3 ft.) (Hamilton), and rear yards range from 0 (Ottawa) to 16 metres (52.5 ft.) (East York).

For townhouse developments, Hamilton has a front yard depth of 6.0 metres (19.7 ft.), and yards that are adjacent to another lot must be 3.0 to 6.0 metres (9.8 to 19.7 ft.) wide for cluster townhouses. A lot must also be at least 30 metres (98.4 ft.) deep in order for townhouses to be erected. Among all comparable municipalities, front yards range from 4.5 metres (14.8 ft.) (Waterloo) to 9.0 metres (29.5 ft.) (London), side yards range from 0.91 metres (3.0 ft.) (St. Catharines) to 6 metres (19.7 ft.) (Hamilton, North York), and rear yards range from 3 metres (9.8 ft.) (Hamilton, Guelph, London) to 12 metres (39.4 ft.) (Kingston).

Hamilton has no maximum lot coverage limitation in one and two family residential districts, multiple dwelling districts, and townhouse districts, making it one of only four municipalities surveyed that does not have such a measure. The remaining municipalities have maximum lot coverages ranging of between 25% (Mississauga) and 45% (London) lot coverage for one and two family residential districts. In low density multiple dwelling districts, maximum lot coverages range from 25% (Oakville, Oshawa) to 50% (East York). In high density multiple dwelling districts maximum lot coverages range from 20% (Etobicoke, Stoney Creek) to 100% (Kingston). Maximum lot coverages range from 25% (Etobicoke, Guelph, North York) to 40% (Brantford, Cambridge, London, St. Catharines) for townhouse districts. Some municipalities also use density provisions or floor space indices to determine maximum lot coverage.

Hamilton also requires 25 percent of a lot to be landscaped open space in low density multiple dwelling districts. Among all municipalities who have similar requirements, landscaped area ranges from 25% (Hamilton, St. Catharines) to 50% (Oshawa). In high density multiple dwelling districts, Hamilton has minimum landscaped area requirements ranging from 25 to 40 percent. By comparison, among all municipalities the landscaped area requirements for similar districts ranges from 25% (Hamilton, Kitchener, St. Catharines, Stoney Creek, York) to 65% (Etobicoke). In townhouse districts, Hamilton's minimum landscaped area requirements range from 40 to 50 percent where such a requirement is imposed. Among all municipalities, comparable landscaped area requirements range from 10% (Thunder Bay, Kitchener) to 60% (Etobicoke).

2.3.4 Illegal Apartments

Many of the surveyed municipalities, like Hamilton, report problems with the extent of illegal apartment units, yet, few enforce their By-Laws unless a complaint is received regarding a unit. Some have introduced programs to ensure that illegal units have fire safety measures in place, while others have legalized some units through By-Law Amendments as a response to the growing illegally-created dwelling unit problem. Most respondents were unable to estimate the number of illegal units in their municipalities, but among those that did speculate, a range from 10 (Stoney Creek) to 14,000 units (Scarborough) was obtained. It is estimated that in Hamilton about 10,000 illegal units exist throughout the city. It is important to note that those who did make estimates, usually indicated that their estimate was a "ballpark figure" as there is no reliable means to determine the true extent of illegal units.

2.3.5 Innovations In Residential Intensification

The final question dealt with by the survey, involved innovative or unconventional intensification forms. Among those noted by various municipalities include:

- zero lot line housing;
- granny flats;
- conversion of surplus school sites; and
- conversion of non-residential buildings.

Most municipalities had not formulated any "innovative" types of zoning regulations. However, some had rezoned old industrial land to residential, a few allowed more than one dwelling on a residential lot, and some used special zoning districts that permitted converted dwellings.

2.4 CONCLUSIONS

Hamilton's use of the Central Area Plan to promote intensification through conversion of underused non-residential buildings into residential use, and to provide higher residential densities in the Central Area can be considered progressive compared to other municipalities. In terms of efforts to promote intensification, Hamilton's work is similar to that of the other municipalities surveyed.

While the majority of Hamilton's zoning regulations conform to the norms established by the other municipalities surveyed, it appears to be more prohibitive than most in the following respects:

- The requirement that only dwellings erected prior to July 25, 1940 be permitted for conversion.

- The 65.0 square metre (700.0 sq. ft.) minimum unit size for all converted dwelling units, regardless of the number of bedrooms.
- The minimum landscaped open space requirements in addition to the required minimum front, side, and rear yards.

However, Hamilton's zoning regulations can be considered to be less restrictive than the majority of others in the following respects:

- Permitting conversions "as of right" to any dwelling erected prior to July 25, 1940.
- Allowing heights of 2.5 to 3.0 stories in one and two family residential districts.
- Not setting a maximum lot coverage requirement.
- Providing for small lot singles and zero lot line housing.

Overall, it is apparent that the age requirement and the minimum unit size requirement make Hamilton's zoning regulations among the more restrictive of those surveyed. However, some of the surveyed municipalities do not permit conversions "as a matter of right" in any zoning districts.

3.0 ZONING DISCUSSION

3.1 BACKGROUND AND PURPOSE

Continuing with the analysis of Hamilton's Zoning By-Laws, this chapter will examine Hamilton's Zoning By-Law regulations as they relate to the conversion of existing residential buildings to include a greater quantity of dwelling units. This type of intensification affords the simplest method of the three major types identified in Volume 1 of the Background and Analysis Report: conversion, infill and redevelopment. Conversions are successful due to the fact that they do not require a major construction project and can be carried out by virtually any homeowner provided that the zoning requirements are met.

3.2 ZONING BY-LAW REVIEW

3.2.1 Section 19 - Converted Dwelling Requirements

The majority of Hamilton's zoning regulations for conversions are contained in Section 19 of the By-Law. This section allows any dwelling erected prior to July 25, 1940 to be converted to contain additional dwelling units, subject to further requirements.

Subsection 19(ii) states that "in a residential district in which no dwellings except single family dwellings are permitted, there shall be no increase in the cubic contents of any dwelling." The districts which are subject to this subsection are:

AA	-	Agricultural
B,B-1	-	Suburban Agricultural and Residential
B-2	-	Suburban Residential
C	-	Urban Protected Residential

Each of the converted dwelling units must have a floor area of at least 65.0 square metres (700 sq. ft.), including common halls and stairways. This dimension does, however, exclude "space which cannot lawfully be used as living quarters." (Subsection 19(iii))

Subsections 19(iv) and 19(v) deal with the external appearance of the dwelling. Subsection 19(iv) does not permit an outside stairway other than an unenclosed fire escape, and subsection 19(v) requires that the "external appearance and character" of the dwelling be preserved.

Subsections 19(vi) and 19(vii) deal with the number of units that may be created. Subsection 19(vi) allows two dwelling units in districts where no dwellings other than single family dwellings are permitted (as above, districts AA, B, B-1, B-2 and C). Subsection 19(vii) allows up to three dwelling units in the D zone. In each of these cases, the lot area must be at least 270.0 square metres (2,906.3 sq. ft.).

Subsection 19(viii) applies to "any district except one in which no dwellings are permitted but single family dwellings and two-family dwellings." It permits up to three dwelling units on a lot with an area of at least 270.0 square metres (2,906.3 sq. ft.). More units are permitted if the lot area is at least 450.0 square metres (4,843.9 sq. ft.), provided that there is at least 65.0 square metres (700 sq. ft.) of lot area for each dwelling unit. For bachelor units, the lot area per unit may be reduced to 370.0 square metres (3,982.8 sq. ft.).

Subsection 19(ix) requires that parking spaces, manoeuvring spaces, and access driveways meet the provisions of Subsection 18A of the By-Law. This subsection requires the following number of parking spaces:

Single family dwelling	-	1 space per class "A" dwelling unit.
Two-family dwelling	-	1 space per class "A" dwelling unit.
Three-family dwelling	-	1.33 spaces per class "A" dwelling unit.
Multiple dwelling	-	1.25 spaces per class "A" dwelling unit.

Class "A" dwelling unit shall mean a dwelling unit having a kitchen, as well as such sanitary and sleeping accommodation as is required by law (Subsection 2(2)A(ix)).

Parking requirements have been reduced in the Central Area for multiple residential uses to 1 space or 0.8 spaces per each Class "A" dwelling unit, depending on proximity to the Central Business District. In all cases, each required parking space must be 2.7 metres wide and 6.0 metres long (8.9 x 19.7 ft.). Except for single family dwellings and two-family dwellings erected prior to December 14, 1971, no part of a required parking area in a residential district shall be located in a required front yard (Subsection 18A(14)). Subsection 18A(22) states that all manoeuvring spaces shall be maintained free and clear of all obstructions to permit unobstructed access to and egress from required parking spaces. This subsection effectively prohibits the use of tandem or "stacked" parking, where one car parks behind another.

Finally, subsection 19(x), requires that the converted dwelling meet front, side and rear yard requirements of the district in which it is located. This applies to any additions or enlargements that are permitted. Figure 3.1 summarizes the major zoning requirements for conversions.

3.2.2 "C" and "D" Zone Requirements for Conversions

Because of the requirement that dwellings must have been erected prior to July 25, 1940 in order to be permitted for conversion, the majority of conversions will occur in either the "C" or "D" zones (Urban Protected Residential). 'D' zones are found primarily in the older areas of the city and 'C' zones in the newer areas. Therefore, it is necessary to explain the conversion requirements for these zones in greater detail.

Within the "C" zone, a maximum of two Class "A" dwelling units are permitted. The required lot area for converted dwellings in this zone is a minimum of 270.0 square metres (2,906.4 sq. ft.) because, as noted in subsection 3.2.1 of this report, the "C" zone is subject to the lot size and unit maximum of By-Law subsection 19(vi). Additional requirements also include the provision for one parking space for each Class "A" dwelling created.

In the "D" zone, conversions to create up to three dwelling units are permitted. However, only one of the units may be a "housekeeping unit" (defined in the Zoning By-Law as a dwelling unit without a kitchen, but with an alcove or space not enclosed on all sides by walls, intended or used for culinary purposes).

Figure 3.1

ZONING REQUIREMENTS FOR CONVERSIONS

DISTRICTS	CONVERSIONS PERMITTED	MIN. LOT SIZE	OTHER REQUIREMENTS
AA, B, B-1, B-2, C	up to 2 Class "A" dwelling units	270 sq. m.	no additions are permitted dwelling existed on 25/07/40
D	not more than 3 dwelling units only 1 of which may be a 'housekeeping' unit	270 sq.m.	dwelling existed on 25/07/40
DE-2, DE-3, E, E-1, E-2, E-3	any number with sufficient lot size and at least 2 Class "A" dwelling units for each housekeeping unit	1 - 3 units require 270 sq. m. 4 units or more require 450 sq. m. and at least 65 sq.m. for each unit (37 sq. m. for each bachelor unit)	dwelling existed on 25/07/40
H	up to ten dwelling units	n/s	building existed on 8/03/83 converted buildings must be separated by 180.0 metres
ALL OTHER DISTRICTS	any number with sufficient lot size	1 - 3 units require 270 sq. m. 4 or more units require 450 sq.m. and 65 sq.m. per unit (37 sq. m. per bachelor unit)	dwelling existed on 25/07/40
Parking Requirements (All Districts)			
One Family Dwelling		1.0 space per Class "A" dwelling unit	
Two Family Dwelling		1.0 space per Class "A" dwelling unit	
Three Family Dwelling		1.33 spaces per Class "A" dwelling unit	
Multiple Dwelling (four units or more)		1.25 spaces per Class "A" dwelling unit	

Lodgers are permitted in this zone, with no more than 3 lodgers allowed in each Class "A" dwelling unit. Other requirements for conversions in this zone include a minimum lot size of 270.0 square metres (2,906.4 sq. ft.), 1.0 parking spaces for each dwelling unit if one or two dwelling units are created, and 1.33 parking spaces per dwelling unit if three units are created.

3.2.3 "H", "CR3" and "I" Zone Requirements

One form of conversion activity is the creation of new dwelling units through the adaptation of all or part of non-residential buildings for residential uses. The "H" zoning district (Community Shopping and Commercial) has the greatest potential for conversions, particularly on the upper floors of underused commercial buildings. In recognition of this, the requirements of the "H" zone were amended in 1983 to facilitate conversions.

This amendment permits any building that existed on the date of passing of the By-Law amendment (March 8, 1983), to be converted to contain up to ten dwelling units. The average of the floor areas of all of the dwelling units must be at least 65.0 square metres (700.0 sq. ft.). Buildings converted in accordance with this amendment must be separated from other similarly converted buildings by a distance of at least 180.0 metres (590.6 ft.), measured from lot line to lot line. The purpose of the 180.0 metre (590.6 ft.) separation restriction in the "H" zone is to prevent an over-concentration of conversions and to ensure that parking problems would not be created.

Lands within the "H" zone may also be appropriate for intensification in the form of redevelopment. In terms of residential use, the "H" zone permits single family dwellings to be constructed given certain criteria. They may be constructed on vacant lots that either abut a lot which contains a dwelling unit, or where more than half of the lots on the same side of the block contain dwellings, multiple dwellings, or buildings containing dwelling units (Subsection 14(1)(ii)).

The "H" zone also permits residential uses to be combined with commercial uses. A maximum of two dwelling units are permitted within a commercial building, or one dwelling unit is permitted for each 180.0 square metres (1,937.6 sq. ft.) of lot area providing the commercial use is maintained. With regard to the latter scenario, the building cannot be higher than 2 stories and the gross floor area of the building used for dwelling units may not exceed the gross floor area used for commercial purposes (Subsection 14(1)(iii)).

Minimum lot requirements for the building, if it is used in whole or in part for residential purposes, include 360.0 square metres (3,875.1 sq. ft.) of lot area and a lot width of 12.0 metres (39.4 ft.). Rear yards are required to be a minimum 7.5 metres (24.6 ft.) for all residential components and 4.5 metres (14.8 ft.) for all commercial components of the building. Buildings less than 2 1/2 stories or 11 metres (36.1 ft.) high must have minimum side yards of 1.2 metres (3.9 ft.), while taller buildings require minimum side yards of 2.7 metres (8.9 ft.). If residential uses are situated above commercial uses, no side yards are required.

Another zoning district that offers potential for redevelopment sites is the "CR-3" (Commercial/Residential) district. This zone permits mixed commercial and residential uses, with the residential component comprising up to roughly one-half of the floor area of the building.

A third zoning district within which residential redevelopment is likely to occur is the "I" (Central Business District) zone. This district permits residential development with an intensity of use of at least 65.0 square metres (700.0 sq. ft.) of lot area for each dwelling unit, provided that the lot area is at least 450.0 square metres (4,843.9 sq. ft.). There is also specified a floor area ratio of eleven, with higher ratios permissible for larger lots. Rear yards are the same as those in "H" zone and are required to be a minimum of 7.5 metres (24.6 ft.) for all residential components and 4.5 metres (14.8 ft.) for all commercial components for the building. Side yards are the same as in the "H" zone and must be a minimum of 1.2 metres (3.9 ft.) for buildings less than 2 1/2 stories or 11 metres (36.1 ft.) high, except that the "I" district requires an additional 1.0 metres (3.3 ft.) of side yard for each storey above the fourth storey. Zoning requirements that impact on infill and redevelopment are summarized in figure 3.2.

3.3 CONCLUSIONS

The Zoning By-Law recognizes the need for conversions by permitting them "as a matter of right" to any dwelling.

The building age requirement of July 25, 1940 restricts the supply of converted dwelling units in Hamilton. Also, the number of buildings that can potentially be converted will diminish with time, due to demolitions.

The minimum dwelling unit size of 65.0 square metres (700 sq. ft.) may also be considered restrictive to conversions. The conditions under which these regulations were set may no longer apply today. Demographic changes have increased the need for reduced dwelling unit size, as have growing concerns about affordability. For example, the household size in the City of Hamilton has reduced from 2.8 average in 1977 to 2.5 in 1986, and the real cost (excluding inflation) of some types of housing has doubled in the last 5 years.

Additional provisions within the Zoning By-Law that permit conversions but are not particularly prohibitive in nature, may make it difficult for homeowners to undertake conversions. An example of this is the difficulty of homeowners to provide the required off-street parking spaces for each converted dwelling unit.

The Zoning By-Law also recognizes the need for the conversion of underutilized commercial space. It does this by permitting the conversion of up to 10 units in the "H" (Community Shopping and Commercial) zone. However, the required 180.0 metre (590.6 ft.) separation distance between converted dwellings, while preventing the indiscriminate breaking-up of commercial strips, reduces the number of conversions that can take place.

The requirements of the "H" zoning with respect to redevelopment or new development provide for only a limited amount of residential use.

The "I" district, which requires 65.0 square metres (700 sq. ft.) of lot area per dwelling unit, may limit the amount of residential development that occurs through infill and redevelopment in the core area.

The "CR-3" district permits only a limited amount of residential use in mixed commercial/residential buildings.

Figure 3.2

ZONING REQUIREMENTS AFFECTING INFILL AND REDEVELOPMENT

District	Min. Lot Size	Min. Lot Width	Open Space	Front Yard	Side Yard	Rear Yard
'B'	1,100 sq. m	20 m		12 m	3 m	9 m
'B-1'	690 sq. m	15 m		7.5 m	1.8 m	7.5 m
'B-2'	540 sq. m	15 m		6 m	1.5 m	7.5 m
'C'	360 sq. m	12 m		6 m	1.2 m	7.5 m
'D'	360 sq. m (single- family)	12 m		6 m	1.2 m	7.5 m
	540 sq. m (two- family)	18 m				
'R-4'	306 sq. m	10 m		6 m	1.2 m and 0m	7.5 m
'DE'	360 sq. m (single- family)	12 m		6 m	1.2 m	7.5 m
	540 sq. m (two- family)	18 m				
	690 sq. m (three- family)	18 m				
'DE - 2'	360 sq. m (single- family)	12 m	25%	6 m	1.2 m	7.5 m
	540 sq. m (two- family)	15 m				
	600 sq. m (three- family)	18 m				
'DE - 3'	360 sq. m (single- family)	12 m	25%	6 m	1.2 m	7.5 m
	540 sq. m (two- family)	15 m				
	600 sq. m (three- family)	18 m				

Figure 3.3

District	Min. Lot Size	Min. Lot Width	Open Space	Front Yard	Side Yard	Rear Yard
'E'	360 sq. m (1 & 2- family)	12 m	25%	4.5 m	1.2 m	7.5 m
	405 sq. m (three- family)	12 m				
'E - 1'	360 sq. m (1 & 2- family)	12 m	25%	4.5 m	1.2 m	7.5 m
	405 sq. m (three- family)	12 m				
'E - 2'	360 sq. m (1 & 2- family)	12 m	25%	4.5 m	1.2 m	7.5 m
	450 sq.m (three- family)	12 m				
'E - 3'	450 sq. m	15 m	40%			
'H'	360 sq. m	12 m			1.2 m	7.5 m
'I'	360 sq. m	12 m			1.2 m	7.5 m
Parking Requirements of the Zoning By-law (Apply to all Districts)						
One - Family Dwelling			1 space per class "A" dwelling unit			
Two - Family Dwelling			1 space per class "A" dwelling unit			
Three - Family Dwelling			1.33 spaces per class "A" dwelling unit			
Multiple Dwelling (four units or more)			1.25 spaces per class "A" dwelling unit			

4.0 BY-LAW ENFORCEMENT

4.1 BACKGROUND AND PURPOSE

Controlling mechanisms, such as zoning by-laws, can only be successful if they are enforced. In the case of dwelling units that were constructed after obtaining the required building permits, inspectors must enter a property to inspect the dwelling in order to issue an Occupancy Permit. This Permit states that the building is fit for human occupation. However, it is estimated that a large number of illegally converted dwelling units exist in Hamilton which were created without a building permit, some of which may be creating problems for the residents of neighbourhoods throughout the City. Residents who complain about illegal units often report feeling frustrated over the lack of action that results after complaints are made to the municipality.

Illegally created apartments may also deprive the municipality of revenue from increased tax assessment, and require services to be provided to those residents who are not paying for their share of the costs. Furthermore, apartments created without building permits may not meet health and safety requirements.

The intent of this chapter is to examine regulations regarding the enforcement of municipal by-laws.

4.2 EXISTING LEGISLATION

4.2.1 The Planning Act

By-Law enforcement generally takes place on a complaint basis; if a complaint is received regarding a certain property, an investigation will be undertaken. The enforcement of maintenance and occupancy standards by-laws is governed by Section 31 of the Planning Act which allows inspectors to enter and inspect any property. However, in order to enter a room or a dwelling, an inspector must first obtain the permission of the occupant. When requesting for permission to enter the dwelling, the inspector must first advise the individual of their right to refuse the inspector's entry. Without the permission of the occupant, a search warrant is necessary.

4.2.2 The Provincial Offences Act

Section 142 of the Provincial Offences Act contains provisions for the issuance of search warrants. However, Hamilton's Director of Building Inspections has found in practice that Justices of the Peace are often reluctant to authorize a search warrant under this section. They tend to consider this Section within the context of the Criminal Code and often do not feel it is appropriate to issue a warrant to inspect a premises for the purpose of a Building Code or Zoning By-Law infraction (Director of Inspections, 1989).

4.2.3 The Landlord and Tenant Act

The Landlord and Tenant Act also affects the enforcement of municipal by-laws for rental properties. Under this act, a landlord can only enter a rental property with good reason, during daylight hours, and with 24 hours advance notice. Specific reasons for entering, such as to inspect the apartment, carry out maintenance, read meters, or replace blown fuses, can be listed in the lease.

4.3 CONCLUSIONS

The enforcement of the Building Code and Property Standards By-Law is conducted almost exclusively on a complaint basis. Only those converted dwellings that are a nuisance to neighbouring residents are reported. Unsafe or unhealthy conditions may exist in some converted dwellings, however, this is virtually impossible to prosecute without an internal inspection.

Within the limits of the current legislation, it is very difficult to get an inspection of the interior of a building unless a tenant complains. In some cases, external evidence in the form of extra hydro meters or water meters may be available. However, if a building inspector was allowed to enter, he/she could determine if a violation was taking place to any applicable law, and an order to comply could be issued with follow-up conditions and inspections.

5.0 ZONING BY-LAW AMENDMENTS AND VARIANCES

5.1 BACKGROUND AND PURPOSE

Within Hamilton, it has been estimated by the Building Department that there are approximately 10,000 illegal apartment dwelling units. As noted previously in Chapter 2, the moderately prohibitive regulations regarding conversions contained in Hamilton's Zoning By-Law may contribute to the number of illegally created units. This may be the case, as individuals may not wish to go through the process of amending the zoning by-law or obtaining a building permit. Generally, the age and unit size requirement in Section 19 of the Zoning By-Law, can be considered the major restricting factors where conversions are concerned.

Relief from these requirements may be obtained by means of an approval for an amendment to the Zoning By-Law, or the granting of a minor variance from the Zoning By-Law by the Committee of Adjustment. This chapter will examine applications for minor variances and for Zoning By-Law amendments pertaining to conversions. The intent is to determine the number of applications approved and to determine the basis upon which decisions are rendered regarding conversions.

5.2 METHODOLOGY

Both Committee of Adjustment decisions and Zoning By-Law amendments were recorded for the period beginning January 1987 and ending June 1989. This material is presented in Appendix "C" and includes information pertaining to the file number, address of the proposed application, the proposal, and the decision made (with explanations). For the Zoning By-Law amendments, the comments of the Planning and Development Department are also included.

5.3 RESULTS

5.3.1 Zoning By-law Amendments

Three Zoning By-law applications were submitted in 1987, two in 1988 and one in 1989. Each of the subject properties were located in neighbourhoods of the lower city and all were located east of Wellington Street. Of the six applications, four were denied. In each of these four cases, staff recommendations to deny the amendment was upheld by the Planning and Development Committee and Council. These recommendations for denial were based on the conclusion that the zoning change requested represented an overintensification of use, and that the change would be significantly out of character for the neighbourhood. In some cases it was felt that the conversion represented an intrusion of a multiple family use into a one and two-family area.

The fifth application was tabled by the Planning and Development Committee, and as of the writing of this report, had not yet come back to the Committee. In this case, however, staff recommended approval. It was felt that the dwelling was suitable for conversion and that the site, located at the corner of a busy intersection, could accommodate the intensified use.

5.3.2 Minor Variances

Over the study period, a total of 86 applications were submitted to the Committee of Adjustment for minor variances; 27 in 1987, 44 in 1988 and 15 as of June 1989. All but two of the subject properties were located in neighbourhoods in the Lower City. This would be expected, as the age restriction in Section 19 of the Zoning By-Law allows only dwellings constructed prior to July 25, 1940 to be converted. Very little of the development on the Mountain was built before 1940 and is therefore not eligible for conversion.

Of the 66 applications submitted during the study period, 53 requests for variances were granted. Through these variances, a total of 161 new converted dwelling units were created. The nature of these conversions included:

- Single family dwellings converted to two-family or three-family dwellings.
- Non-residential buildings in the "H" zone (Community Shopping and Commercial) converted to residential use or to include new dwelling units.
- New dwelling units added within existing apartment buildings (i.e. converting non-residential space to residential dwelling units).

The largest single conversion application submitted during the study period, was for the creation of 34 new dwelling units within an existing building in the "H" zone. This application, however, was not given approval. In a similar case, an application for the creation of 28 new dwelling units (in more than one building) was approved.

Several different requests for reliefs were noted. Among them, were requests for relief from the following By-Law requirements:

- Unit size
- Lot size
- Parking
- Exterior Alterations
- Front, side and rear yards

The smallest unit size that was approved by the Committee of Adjustment, was 41.6 square metres (448.0 sq. ft.).

5.3.3 Committee of Adjustment Decisions

Among the reasons given by the Committee of Adjustment for approving an application for one or several variances, include:

- that the relief was minor in nature.
- that the relief is desirable for the appropriate development of the site.
- that the relief would maintain the character of the neighbourhood.
- that the relief would have no adverse impact on the neighbourhood.

- that the redevelopment would enhance the lands.

Various reasons given by the Committee when an application was denied include:

- that the relief was not minor in nature.
- that the relief did not maintain the spirit and intent of the Zoning By-Law.
- that the relief requested would result in the overintensive use of the lands.
- that the proposed development would be substantially out of character with the neighbourhood.
- that the proposal would have an undesirable impact.

In some cases, the Committee of Adjustment ruled that, while each of the variances requested were minor on an individual basis, cumulatively their effect was not minor.

5.4 CONCLUSIONS

Only six applications for Zoning By-Law amendments were heard, making it difficult to draw any valid conclusions. Most of the requests for amendments to the Zoning By-Law were in order to allow a greater number of dwelling units than the zoning district permits. Five of these applications were denied because they were judged to constitute an overintense use of the site.

While the Committee of Adjustment approved slightly over eighty percent of the applications for conversions submitted between January 1987 and June 1989, it is difficult to predict beforehand which applications will or will not be approved. Decisions concerning whether or not an application is minor in nature, are considered on an individual basis. However, most applications are approved if the development is not "too intensive" for the site or if the application represents an improvement over what previously existed. For example, if the existing use was a rooming house, the Committee would likely grant a relief so as to permit conversion to self-contained apartment dwelling units.

Also, the Committee appears to look favourably upon the conversion of underused commercial space in the "H" zone (Community Shopping and Commercial) to residential uses, and will grant relief from the conversion requirements pertaining to this zone. Thus, it is possible to obtain relief from the present maximum of ten units and from the required 180.0 metre (590.6 ft.) separation distance between converted dwellings.

The Committee of Adjustment also appears to offer a degree of flexibility to other existing By-Law requirements. This is demonstrated by its granting relief from unit size requirements, lot size requirements, and several other regulations.

The Committee of Adjustment does not appear to consider this issue of the provision of affordable housing in many of its decisions. Few instances occur where reference is made to this issue or where it is a factor in a decision pertaining to a conversion application. However, granting relief from provisions in the By-Law such as parking or open space in order to allow for the creation of affordable housing, may result in the trading of one problem for another. For example, parking or over-crowding could result in some areas of the City.

6.0 NEIGHBOURHOOD SURVEY

6.1 BACKGROUND AND PURPOSE

Although the Provincial Government, social agencies and some municipalities have completed studies of residential intensification, data that is specific to the City of Hamilton has not been produced in any of these studies. Without this data, it is difficult to accurately assess the issue of housing intensification in the Hamilton context. The deficiencies in existing data come in two key areas:

1. The attitudes of Hamilton residents regarding conversions; and
2. The potential supply of converted dwelling units in Hamilton.

Furthermore, the Land Use Characteristics Statistics published yearly by the Region of Hamilton-Wentworth Planning and Development Department, no longer contain a category that deals with converted dwellings. This information may have provided valuable data on trends in the supply of converted dwellings, but is no longer supplied by the Regional Assessment Office.

Because neighbourhood residents have many concerns about intensification, it was judged to be important that a survey addressing this issue be undertaken. It was also felt this survey would overcome the deficiencies in the existing data regarding conversions. The purpose of the survey was to collect the following information:

1. The number of currently existing converted dwellings.
2. The number of additional dwellings that may be created by conversion.
3. The number of converted dwellings that would remain owner-occupied.
4. The types of regulations that residents would like to see concerning intensification.
5. The concerns or interests that residents have with respect to intensification.

6.2 METHODOLOGY

6.2.1 Sample Population

The target population chosen for the survey was owners of single family or two-family dwellings, randomly obtained from three (3) pre-selected neighbourhoods of the City. The location of the 3 selected neighbourhoods is illustrated in Figure 6.1.

The Homeside neighbourhood was selected to be representative of similar neighbourhoods found in the Lower City. The area consists mainly of single family homes constructed prior to 1940, likely with some conversion activity already present. Rear alleyways are common in this neighbourhood suggesting that parking problems may be overcome by the use of the alleyways by vehicles.

Figure 6.1



The Bruleville Neighbourhood was chosen to represent a typical Mountain neighbourhood. It is also felt that higher densities may be desirable in this and other neighbourhoods located in close proximity to Limeridge Mall, the sub regional centre for the Mountain. This neighbourhood contains a mix of housing types ranging from townhouses and apartments on the perimeter, to predominantly one and two-family dwellings found throughout the interior. Portions of the area were developed in the 1950's and 1960's while other sections have developed more recently. Conversions are not presently permitted by the Zoning By-Law in this area.

The third area selected for the survey sample, had been identified as a candidate for the be P.R.I.D.E. (Program for Renewal, Improvement, Development and Economic revitalization) project. Additional money from the Province is available for these programs if residential intensification is involved. This P.R.I.D.E area includes portions of both the Beasley and Central neighbourhoods and covers an area from Bay Street on the West to Wellington Street on the East, and from York Boulevard/Wilson Street on the south to the CN rail lines on the north. The Jamesville Business Improvement Area was excluded from this area, however since it is already a community improvement area. The selected area consists of a wide mix of commercial, industrial and residential uses, with the residential buildings being among the oldest in the City. It would be expected that more dwellings in this area have been converted than in the other two neighbourhoods.

6.2.2 Sample Size

Fifty percent of all one and two-family dwellings in the three sample neighbourhoods received the questionnaire. Based on estimates on the number of homes in each area, the sample size was to be approximately 1,600. While not a large sample, it was felt that by sending a follow-up mailing to encourage residents to respond to the survey and by including a postage-paid envelope in which to return the completed survey, the response rate would be large enough to validate the results. The desired response rate was 30 percent, or approximately 482 surveys out of 1,600.

6.2.3 Survey Design

A proposed survey was prepared for the review of the Housing Intensification Study Technical Steering Committee. The survey was revised several times from contributions made by Committee members and Staff, and was approved by the City of Hamilton Planning and Development Committee on May 10, 1989. The survey is included in Appendix "D".

6.2.4 Implementation

Following the approval of the survey by the Planning and Development Committee, the survey plan was sent to the Research and Information Management Section of the Regional Planning and Development Department to be processed. The homes to be surveyed were then selected from the 1988 assessment data, as per the parameters of the survey plan. Mailing lists and labels were then generated for both the initial delivery of the survey and the follow-up mailing. Also, the sample population was extended to include those individuals renting their accommodations by means of including "or occupant" on the mailing label. This was done to

reduce the amount of surveys returned undelivered. Figure 6.2 illustrates the number of surveys sent to each of the three neighbourhoods and the total number of surveys that were required to obtain a 30 percent response rate.

Figure 6.2
Survey Plan

Neighbourhood	Sent	Undelivered	Total	Required
Beasley/Central	325	12	314	94
Homeside	896	6	890	267
Bruleville	404	1	403	121
Total	1,626	19	1,607	482

To increase the response rate, an introductory letter, signed by Mayor Robert Morrow, was sent with the survey to inform residents of the intent and importance of the survey. The letter was also intended to briefly explain the concept of housing intensification, the necessity for conducting this survey and inform the respondents that confidentiality would be maintained. Included in Appendix "D", is a copy of this letter.

6.2.5 Survey Delivery

Surveys in the Beasley/Central and Bruleville neighbourhoods were hand delivered, but due to the large number of surveys to be sent to the Homeside neighbourhood, these were delivered by mail. Approximately one week after the surveys were sent, a follow-up letter was mailed. This letter, again signed by Mayor Robert Morrow, reminded residents to please complete the survey if they had not already done so. Included in Appendix "D", is a copy of this letter. The surveys were sent out one neighbourhood at a time commencing on June 27, 1989, and no survey returns were processed after August 8.

6.3 SURVEY RESULTS

The survey consisted mainly of questions that required only a "yes" or "no" response and provided space for comments where necessary. This allowed for a more efficient method of recording the results. The data was coded on a "yes" and "no" basis and was entered into a computer spreadsheet.

Figure 6.3 indicates the total number of surveys returned from each of the three neighbourhoods and the number that were returned with the address label removed. As shown, a greater than thirty percent response rate was received from each of the neighbourhoods.

Figure 6.3
Returned Surveys

Neighbourhood	Net Total Sent	Returned	Percentage
Beasley/Central	314	100	31.8
Homeside	890	377	42.4
Bruleville	403	221	54.8

6.3.1 Homeside Neighbourhood

In total, 896 surveys were sent to residences in the Homeside neighbourhood. However, to keep the questionnaires manageable, the survey area did not include those dwellings north of Barton Street. Of the surveys sent, six were returned undelivered. This resulted in a final sample size of 890 surveys. During the allotted period of time for responses to be completed, a total of 377 households, or (42.4% of the survey population), completed and returned the surveys. The responses are highlighted in figure 6.4.

Key results are that 1.1 percent of those surveyed already have a self-contained apartment in their home and 2.5 percent presently rent out rooms. The results also highlighted that 4.5% of the respondents have considered creating a self-contained apartment (the prime motivating factor being personal reasons), that 1.9 percent would consider homesharing, and that 2.9 percent would consider renting rooms. In addition, of those respondents who answered that they had considered creating a self-contained private apartment, all indicated that they would remain living on the premises. This is an important finding, as it may help to ease concerns over absentee landlords.

Question 11 of the survey, which asked residents if they would object to one of their neighbours creating a self-contained apartment, was used as the key indicator to determine the level of support for conversions. 32.1 percent of the respondents answered that they would object to a neighbour adding an apartment, with the remaining majority answering that they would not object. Among those reasons most frequently given for objecting, are the following:

- Undesirable neighbours will move in.
- Parking problems will result.
- The houses in the neighbourhood are too small and are too close together.
- The resulting density will be too high.
- Traffic congestion.
- Increased noise and pollution.
- "Troubles" will arise with increased people.

Of the concerns most often addressed by the respondents, parking and the relative lack of it for additional residents, tended to be the greatest.

Figure 6.4
Homeside Final Survey Results

Total Responses 377/890 (42.4%)		
Results	Percentage	Question
373/377	(98.9%)	Living in a single family dwelling
1/377	(0.3%)	Living in a semi-detached dwelling
3/377	(0.8%)	Living in a duplex
0	0	Other
351/377	(93.1%)	Remain living in the neighbourhood
357/377	(94.7%)	Own their present dwelling
4/377	(1.1%)	Existing apartment in their home
9/357	(2.5%)	Rent out a room
16/377	(4.4%)	Considered creating an apartment
6/16	(37.5%)	For financial reasons
2/16	(12.5%)	Extra unused space
7/16	(43.8%)	For personal reasons
3/16	(18.8%)	For other reasons
16/16	(100%)	Would remain living in the dwelling
7/377	(1.9%)	Would share with another household
11/377	(2.9%)	Would rent out unused rooms
359/377	(95.2%)	Would not consider either option
121/377	(32.1%)	Object to neighbour creating SCAU
174/377	(46.2%)	By-law to have homeowner remain in the house if SCAU is created
55/377	(14.6%)	Street parking is acceptable
130/377	(34.5%)	Front yard parking is acceptable
244/377	(64.7%)	Driveway parking is acceptable
205/377	(54.4%)	Rear yard parking is acceptable
233/377	(61.8%)	No exterior alterations to front
103/377	(27.3%)	No additions be made for a SCAU
82/377	(21.8%)	Support reducing minimum unit size to Ontario Building Codes'

SCAU: Self-Contained Apartment Unit.

46 percent of the respondents also indicated that they would support some type of regulation that would require a homeowner to remain living in their dwelling if they were to add a self-contained apartment unit. Among the reasons given for supporting a requirement of this nature are:

- To maintain property upkeep and appearance.
- Greater security for surrounding properties in the neighbourhood.
- Landlord would be more accountable for tenants.
- Property standards would be better maintained.
- Allow complaints over tenants to be made directly to the owner.
- Landlords would better screen tenants who will be living with them.

The compiled data also shows that driveway parking would be the most acceptable form of parking to those Homeside residents who responded. Rear yard parking was also viewed as an acceptable means for providing parking by more than half of those who responded. This may be attributed to the number of rear lanes found throughout the neighbourhood.

A majority of those surveyed were also in favour of restrictions on exterior alterations made to the front of dwellings. It should be noted, however, that this type of regulation already exists in the Zoning By-Law to some degree through the prohibiting of fire escapes on the front of dwellings (except by order of the Fire Department). Among the most frequently given reasons for supporting this requirement were:

- It would help to maintain exterior appearances.
- Would prevent garbage from piling up on fire escapes.
- Would maintain property values.
- The probability of burglaries would be reduced.
- A "tenement look" would not be created in the neighbourhood.
- Fire escapes on the front would be dangerous for young children.

Maintaining the appearance of the neighbourhood appeared to be the most important concern regarding this requirement.

Residents were also asked if they would support a regulation that would prevent an addition from being built in order to facilitate the creation of a self-contained apartment. Only 27.3 percent of the respondents were in favour of such a regulation. The main reasons given for supporting this restriction included:

- Additions may interfere with open space and yards.
- It would prevent "over-crowding".
- It would prevent the neighbourhood from losing its appeal.
- To maintain the exteriors of houses and the existing streetscape.

Again, the appearance of the neighbourhood was of primary concern to those respondents who believe it is necessary to regulate those additions made for the purpose of creating a new apartment unit.

With regards to the minimum unit size for converted dwelling units, 21.8 percent of respondents were in favour of reducing the minimum unit size to meet those standards outlined in the Ontario Building Code. The most common reasons given for supporting this reduction in size included:

- It would allow for more seniors housing.
- It would allow more low-income earners to be housed reasonably.
- It would increase the affordability of housing.
- It would provide better accommodation for singles and older couples.

6.3.2 Bruleville Results

A total of 404 surveys were sent to residences in the Bruleville neighbourhood. Of the surveys sent, only one was returned undelivered. This resulted in a final sample size of 403 surveys. During the allotted time for surveys to be returned, a total number of 221 received. This produced a high response rate of 54.8 percent (the highest percentage of the three neighbourhoods). The responses are highlighted in figure 6.5.

The existing supply of dwelling units created through conversion appears to be quite small, with only one homeowner indicating that he/she has an existing self-contained apartment in their dwelling. Also, none of the respondents indicated that they rented out rooms in their homes. In terms of the future supply of intensified housing, 7.8 percent of the homeowners had considered creating a private apartment in their home. "Financial reasons" was most often given as the basis for the desire to create a self-contained unit. 2.3 percent expressed a willingness to homeshare, and 5.9 percent would consider renting rooms. Again, all of those who considered creating an apartment in their home intended to remaining living in the dwelling in question.

The opposition to conversion, as indicated by Question 11, was at 42.5 percent and represents the greatest opposition to conversion of the three neighbourhoods. The remainder of the respondents did not indicate that they would object to a neighbour creating a self-contained unit. The major reasons given by those who oppose any form of conversion in the neighbourhood include:

- Conversion would decrease the value of neighbouring properties.
- Homes in the neighbourhood were intended for single family use only.
- People have worked hard to live in this neighbourhood and pay higher taxes, so they do not wish to see the area deteriorate.
- Absentee landlords will lead to poor property upkeep.
- Transients and lower income people will move in and alter the established social fabric of the neighbourhood.
- There will be too many people and cars.
- Bad experiences in neighbourhoods where they previously lived.
- The Mountain area should not become like the Lower City.

The greatest concern expressed tended to be: that by allowing conversions to take place in this neighbourhood, it would detract from the planned single-family character of the area and jeopardize the established social fabric.

Figure 6.5
Bruleville Final Survey Results

Total Responses 221/403 (54.8%)

Results	Percentage	Question
175/221	(79.2%)	Living in a single family dwelling
46/221	(20.8%)	Living in a semi-detached dwelling
0/221	0	Living in a duplex
0/221	0	Other
208/221	(94.1%)	Remain living in the neighbourhood
219/221	(99.1%)	Own their present dwelling
1/219	(0.5%)	Existing apartment in their home
0/221	0	Rent out a room
17/221	(7.8%)	Considered creating an apartment
8/17	(47.1%)	For financial reasons
7/17	(41.2%)	Extra unused space
6/17	(35.3%)	For personal reasons
2/17	(11.8%)	For other reasons
17/17	(100%)	Would remain living in the dwelling
5/221	(2.3%)	Would share with another household
13/221	(5.9%)	Would rent out unused rooms
203/221	(91.9%)	Would not consider either option
94/221	(42.5%)	Object to neighbour creating SCAU
132/221	(59.7%)	By-law to have homeowner remain in the house if SCAU is created
16/221	(7.2%)	Street parking is acceptable
77/221	(34.8%)	Front yard parking is acceptable
160/221	(72.4%)	Driveway parking is acceptable
77/221	(34.8%)	Rear yard parking is acceptable
160/221	(72.4%)	No exterior alterations to front
91/221	(41.2%)	No additions be made for a SCAU
50/221	(22.6%)	Support reducing minimum unit size to Ontario Building Code

SCAU: Self-Contained Apartment Unit.

The majority of Bruleville respondents (59.7 percent), were in favour of requiring homeowners who created apartments in their homes to remain living on the premises. The reasons most frequently given for supporting such a requirement include:

- Would provide the ability to scan any prospective tenants.
- A contact person for complaints would be easily available.
- Absentee landlords do not maintain their properties in a suitable manner.
- Someone who is accountable for the tenants will live there.
- Control over the number of tenants in the dwelling.

The majority of respondents seemed to feel, based on their comments, that absentee landlords will result in unkempt properties and a general decline in the appearance of the neighbourhood. It was also noted that many absentee landlords' only desire is to make money, without any contribution being made to the neighbourhood.

The most acceptable form of parking to the respondents was driveway parking, with 72.4 percent of those surveyed favouring this arrangement. None of the other parking arrangements received the acceptance of more than one-half of those surveyed.

With regards to placing a restriction on any alterations being made to the front of a building, 72.4 percent indicated they would support this in principal. The major reasons for supporting this include:

- To maintain the conformity and appearance of the neighbourhood.
- Front alterations would damage the character of the neighbourhood.
- Front alterations would reduce property values.
- Homes would take on a "rooming house" look.
- More burglars would be attracted.

The maintenance of the existing character of the neighbourhood was determined to be the most important concern influencing the support for a regulation of this nature. It would also appear that the concern over the appearance of the neighbourhood is important to the 41.2 percent of residents who favour a regulation prohibiting the construction of additions for the purposes of adding a self-contained apartment. Among the reasons given for supporting a requirement of this nature include:

- Additions rarely look like the rest of the house.
- Construction would create problems (re: density and noise).
- Prevent the obstruction of views.
- Prevent the destruction of privacy.
- Prevent any possible over-crowding.
- Prevent the area from being changed from single family.

With regards to lowering the 65 square metres (700 square feet) minimum unit size to come into line with that of the Ontario Building Code, 22.6 percent of the respondents were in favour of this proposal. Among those who did find the reduction to be a favourable option, the main reasons stated included:

- Many additions would not be needed.
- More affordable housing would be provided.
- Affordable units would be provided to those people saving to purchase their own home.
- It would create uniform standards.

Some respondents also felt that the existing 65 square metres (700 sq. ft.) size would be unreasonably large in some circumstances. It was felt that 33.1 square metres (356 sq. ft.) (the approximate size of a one-bedroom unit under the Ontario Building Code standards) was large enough for certain individuals and circumstances.

6.3.3 Beasley/Central Results

A total of 326 surveys were sent to residences in Beasley/Central Area. Of those surveys sent, 12 were returned undelivered. This resulted in a final sample size of 314. In total, 100 surveys were returned providing a response rate of 31.8 percent. The complied results can be seen in figure 6.6.

The existing supply of additional units created by conversion is indicated by the data obtained from Question 5, which shows that 9 percent of those homeowners surveyed currently have a self-contained apartment in their dwelling. Also, an additional 9 percent indicated that they currently rent out a room in their home. The potential future supply of housing created by conversion is indicated in the 11.5 percent response rate of homeowners who indicated that they have considered creating a self-contained apartment unit. In addition, 13 percent of those surveyed indicated that they would consider renting out rooms, and that 3 percent would be interested in home-sharing. Among those who had considered creating a self-contained apartment unit, 66.7 percent indicated it would be done for financial reasons and 88.9 percent said they would remain living in the home.

The response to Question 11 indicated that 19 percent of those surveyed would object to one of their neighbours creating a self-contained unit in their home. While few of those who indicated their objections to this scenario provided reasons, those who did, as in the other two subject neighbourhoods, were mostly concerned primarily about the degradation of the character of their neighbourhood.

34 percent gave their approval to the requirement that homeowners who create self-contained units in their home remain living in the dwelling. Again, few respondents elaborated on their reasons for supporting this requirement. Those who did provide some reasoning, indicated that absentee landlords and the upkeep of property was at the centre of their decision.

Parking was also a major concern of the residents of Beasley/Central. Driveway parking was the most acceptable arrangement. 53 percent of the respondents found it to be acceptable, while none of the other three options received a greater than 50 percent acceptance rating. Nevertheless, each was acceptable to at least 35 percent of those who responded.

Figure 6.6
Beasley/Central Final Survey Results

Total Responses 100/314 (31.8%)

Results	Percentage	Question
41/100	(41%)	Living in a single family dwelling
33/100	(33%)	Living in a semi-detached dwelling
16/100	(16%)	Living in a duplex
10/100	(10%)	Other
77/100	(77%)	Remain living in the neighbourhood
78/100	(78%)	Own their present dwelling
7/78	(9%)	Existing apartment in their home
7/78	(9%)	Rent out a room
9/78	(11.5%)	Considered creating an apartment
6/9	(66.7%)	For financial reasons
1/9	(11.1%)	Extra unused space
3/9	(33.3%)	For personal reasons
1/9	(11.1%)	For other reasons
8/9	(88.9%)	Would remain living in the dwelling
3/100	(3%)	Would share with other household
13/100	(13%)	Would rent out unused rooms
84/100	(84%)	Would not consider either option
19/100	(19%)	Object to neighbour creating SCAU
34/100	(34%)	By-law to have homeowner remain in the house if SCAU is created
35/100	(35%)	Street parking is acceptable
39/100	(39%)	Front yard parking is acceptable
53/100	(53%)	Driveway parking is acceptable
38/100	(38%)	Rear yard parking is acceptable
47/100	(47%)	No exterior alterations to front
25/100	(25%)	No additions be made for a SCAU
12/100	(12%)	Support reducing minimum unit size to Ontario Building Code

SCAU: Self-Contained Apartment Unit.

47 percent of those surveyed indicated that they would support a regulation prohibiting exterior alterations from being made to the front of a dwelling. Those that provided comments were predominantly concerned about poor aesthetics of front fire-escapes or stairways. Concerns over the appearance of the neighbourhood were also expressed by the 25 percent of respondents who would support a requirement preventing additions from being constructed for the purpose of creating a self-contained apartment. Other issues raised included over-crowding of the area with buildings and an increase in the number of residents in the area.

The final question, dealing with minimum unit size, was answered with a "yes" by 12 percent of the respondents. This is a much smaller number than obtained from the other two neighbourhoods. Few indicated why they would support the reduction in the minimum unit size requirement, but of those that did, it was felt that the Ontario Building Code standards were sufficient.

6.4 ANALYSIS

For comparison purposes, the survey results for each of the three surveyed neighbourhoods is presented in Figure 6.7. Overall, the differences in responses are not great and the majority of discrepancies between neighbourhoods would have been expected. The greatest amount of opposition to conversion appears to come from the Bruleville neighbourhood, which is a predominantly suburban single-family area. Many of the residents feel they have "earned" the right to live in this neighbourhood through hard work, and do not wish to see it altered.

The least degree of opposition to conversion comes from the Beasley/Central area. Respondents from this area are also less supportive of more stringent regulations regarding conversions, such as requiring homeowners to continue to occupy converted dwellings, prohibiting exterior alterations, and prohibiting additions.

In order to determine if location within the neighbourhood had an impact on support for conversions, completed surveys were mapped by using question 11 as an indication of support or objection to the concept of conversion. It was believed that those who lived near arterial roads, for instance, would be more likely to support conversion. However, this exercise failed to reveal any significant patterns and demonstrated that support or objection to conversions seemed to be random. It was noted, however, that in the Beasley/Central survey area, those respondents who lived west of James Street expressed a somewhat greater degree of opposition to conversion than those on the east side of James Street.

In addition, it would appear that age of the homeowner did not play a significant role in determining support or objection to conversion. Respondents from all age groups fell into both the "for" and "against" categories with no clear pattern emerging. Some homeowners, particularly those in the upper age categories, did indicate certain apprehensions towards conversion because of the changes it would involve. This was to be expected, as many individuals had resided in their neighbourhood for a long period of time. Also, certain new homeowners indicated that they were against any form of intensification, primarily because it may bring negative changes to the neighbourhood they have just moved into.

Figure 6.7
Neighbourhood Comparisons

Questions	Homeside	Bruleville	Beasley/ Central
1. Living in a Single Family dwelling	(98.9%)	(79.2%)	(41%)
Living in a Semi-detached dwelling	(0.3%)	(20.8%)	(33%)
Living in a Duplex	(0.8%)	0	(16%)
Other	0	0	(10%)
3. Remain living in the neighbourhood	(93.1%)	(94.1%)	(77%)
4. Own present dwelling	(94.7%)	(99.1%)	(78%)
5. Existing apartment in their home	(1.1%)	(0.5%)	(9%)
6. Rent out a room	(2.5%)	0	(9%)
7. Considered creating an apartment	(4.5%)	(7.8%)	(11.5%)
8. For financial reasons	(37.5%)	(47.1%)	(66.7%)
Extra unused space	(12.5%)	(41.2%)	(11.1%)
Personal reasons	(43.8%)	(35.3%)	(33.3%)
Other	(18.8%)	(11.8%)	(11.1%)
9. Would remain living in the dwelling	(100%)	(100%)	(88.9%)
10. Would share with other household	(1.9%)	(2.3%)	(3%)
Would rent out unused rooms	(2.9%)	(5.9%)	(13%)
Would not consider either option	(95.2%)	(91.9%)	(84%)
11. Object to neighbour creating a SCAU	(32.1%)	(42.5%)	(19%)
12. By-law to have homeowner remain living in house if a SCAU is created	(46.2%)	(59.7%)	(34%)
13. Street parking is acceptable	(14.6%)	(7.2%)	(35%)
Front yard parking is acceptable	(34.5%)	(34.8%)	(39%)
Driveway parking is acceptable	(64.7%)	(72.4%)	(53%)
Rear yard parking is acceptable	(54.4%)	(34.8%)	(38%)
14. Support no exterior alteration to front	(61.8%)	(72.4%)	(47%)
15. No additions made for a SCAU	(27.3%)	(41.2%)	(25%)
16. Reducing minimum unit size to that of the Ontario Building Code's	(21.8%)	(22.6%)	(12%)

SCAU: Self-Contained Apartment Unit

As mentioned previously, the existing supply of housing created through conversions is revealed by the number of residents who have already added a self-contained apartment unit to their dwelling. The results from Homeside indicate that 1.1 percent of the dwellings in the neighbourhood had undergone a conversion. Coupled with a total number of owner-occupied dwellings of 2,036 (1987 Land Use Characteristics Statistics), it can be estimated that approximately 22 converted dwellings exist in the neighbourhood. However, it must be noted that the area north of Barton Street was excluded from the survey and thus caution should be used in interpreting the results for the entire neighbourhood.

In Bruleville, the results indicate that 0.5 percent of the respondents have a self-contained apartment in their homes. Based on this information and the 787 owner-occupied private dwellings found in the neighbourhood (1987 Land Use Characteristics Statistics), it can be estimated that roughly 4 dwellings contain at least one self-contained private apartment.

Of those in the Beasley/Central neighbourhood, 9 percent indicated that they presently have a self-contained apartment in their home. Estimating the number of converted dwellings in this neighbourhood is difficult, because it does not represent one of the City's Neighbourhood Planning Units. However, the sample size chosen for the survey was 50 percent of the homes located within present boundaries, or 326 dwellings, giving a total number of approximately 652 dwellings in the survey area. Therefore, it is estimated that 59 of these homes contain a self-contained apartment unit. If the data can be validated for the entire combined Central and Beasley neighbourhoods, with approximately 862 owner-occupied dwellings, then an estimated 78 dwellings can be said to have an existing self-contained apartment located within them.

It should be noted that some respondents may have been reluctant to declare illegal apartments and therefore, there may be some underestimating of the actual number of units.

The potential future supply of converted housing in these three neighbourhoods can also be estimated. In the Homeside neighbourhood, 4.5 percent of respondents indicated that they had considered creating a self-contained apartment unit in their home. Used in conjunction with the Land Use Characteristics Statistics that show a total of 2,036 owner-occupied dwellings in the neighbourhood, the future supply of converted dwellings can be roughly estimated to be 92. Those interested in homesharing can be estimated to be in the area of 39 households, and those considering renting out rooms is estimated at 59.

In Bruleville, overall results indicated a 7.8 percent interest in creating a secondary unit within existing dwellings. This figure, used with the established number of owner-occupied dwellings of 787 (Land Use Characteristics Statistics), would suggest that a potential supply of 61 dwelling units could be created in this neighbourhood. Those interested in some form of homesharing is estimated to be approximately 18 households, while those who may wish to rent out unused rooms is estimated at 46 households.

The Beasley/Central results indicate that 11.5 percent of those surveyed have considered creating a self-contained apartment unit in their dwelling. Coupled with the estimated number of 652 owner-occupied dwellings in the survey area, it is believed that approximately 75 dwellings would undergo some form of conversion. Households interested in homesharing arrangements is estimated to be 20, while those households willing to rent out rooms is projected to be 85.

6.5 Conclusions

The amount of opposition to conversion ranges from 19 percent in the Beasley/Central neighbourhood to 43 percent in the Homeside neighbourhoods. Similar results could be expected in those neighbourhoods that share the same characteristics as those selected for the survey. While the number of respondents who indicated an objection to conversion in their neighbourhood was less than 50 percent in each case, those who did voice an objection appeared to be very strongly opposed to conversion and intensification.

If the data from this survey can be validated for the entire City of Hamilton, the future supply of converted dwellings may fall in the range from 4.5 to 11.5 percent of dwellings. Given that the number of grade-related dwellings in Hamilton is approximately 72,000 (from Figure 4.1 of Volume 1), then the potential supply of converted dwellings could range anywhere from 3,240 to 8,280. This would be in addition to the estimated 0.5 percent to 9.0 percent of dwelling units that have already been converted (360 to 6,480 total units across the City of Hamilton). The data may be considered valid for at least those neighbourhoods that are similar to the three surveyed. The future potential for homesharing may range from between 2 percent and 3 percent of households.

The future potential for renting rooms may range from 3 percent to 13 percent of households, in addition to the 0.1 percent to 9.0 percent who presently rent out rooms. Because renting rooms is not dependent on a dwelling being grade related, the total number of dwelling units of 125,608 (see figure 3.2 of Volume 1) can be used as the basis for this calculation. This gives a range of 3,768 to 16,329 households who may rent out rooms in the future.

Location within the neighbourhood does not appear to affect a resident's support or objection to conversion and intensification.

The majority of those homeowners expressing a willingness to convert their homes indicated that they would remain living in the dwelling. The surveys indicate that 89 to 100 percent would remain living in the dwelling.

Driveway parking is viewed as the most acceptable arrangement by the majority of residents in each of the three neighbourhoods.

Parking problems, particularly those associated with street parking, is a major concern raised by those who object to conversion.

Evidence of all the residents' concerns noted in Volume 1 were expressed by the respondents, including:

- Loss of privacy
- Social class difference
- Loss of open space
- Overcrowding
- Property devaluation
- Poor property maintenance and appearance

There exists little public support for eliminating the minimum unit size requirement in favour of the Ontario Building Code standards.

Strong public support for prohibiting major exterior alterations to the front of the converted dwelling exists, while there is mixed support towards prohibiting the construction of additions for new apartment units.

The comments received from the survey, both written and by telephone, revealed a degree of scepticism from some residents with respect to the City's intentions regarding intensification. Some residents feared that the City may:

- Expropriate land for housing intensification.
- Force residents to take in boarders.
- Force residents to convert their homes.
- Force residents to sell their homes.

Absentee landlords cause a concern for residents.

7.0 CONCLUSIONS

Through examination of all relevant background material (housing costs, rental costs, population, the aging of the population, etc.), it is possible to conclude that housing intensification does merit consideration as a viable means of addressing some of the housing issues facing Hamilton today and in the near future. Housing intensification can provide a greater and more efficient use of public services, such as increased school enrolment, greater public transit utilization, and a more efficient provision of utilities. Also, a larger population base would be available to use neighbourhood parks and commercial facilities in areas that are experiencing population decline. Intensification may also be a means for preventing further development on the fringes of Hamilton by creating a more compact urban form and reducing the dependency on automobiles.

Despite its potential for alleviating certain problems typical of large urban municipalities, housing intensification can also produce a number of negative effects. Without proper planning, intensification can result in an overuse of services such as parks and recreation facilities. A lack of parking and increased traffic congestion may also be a negative side-effect of a greater neighbourhood population. These negative effects will be magnified in areas where services are already strained.

Concerns over intensification held by neighbourhood residents also need to be addressed. While provincial studies have concluded that some of these fears are unfounded, the perception that a problem exists should not be ignored. Concerns over increased crime, property devaluation, transients, neighbourhood decline, crowding, noise, etc., may prove to be true in some cases.

In summary, housing intensification is a useful tool for overcoming certain housing-related problems facing the City of Hamilton. Through the combined efforts of housing providers, planners, politicians and the public, the benefits of housing intensification can be maximized.

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APPENDIX A

Terms of Reference

TERMS OF REFERENCE

1. INTRODUCTION

The terms of reference form part of a proposal to the Ministries of Housing and Municipal Affairs for a grant application. The terms of reference cover:

- Objectives of the Study;
- Study Approach;
- Public Participation and Technical Support; and,
- Study Timing and costs.

2. OBJECTIVES OF THE STUDY

- to provide background information and analysis on housing intensification as a basis for developing strategies;
- to determine the appropriateness of housing intensification;
- to develop a series of strategies for housing intensification as a basis for appropriate recommendations; and,
- to implement housing intensification strategies where appropriate.

3. STUDY APPROACH

The study will be undertaken in the following phases:

PHASE I (BACKGROUND) will record current trends relating to housing intensification, needs and demands, existing planning policies and controls both in the City and other municipalities, and examine current housing intensification initiatives.

PHASE 2 (ANALYSIS) will analyze the material from the background phase to establish the potential and constraints for housing intensification.

PHASE 3 (STRATEGIES) will develop a series of appropriate strategies for housing intensification by examining options and impacts.

PHASE 4 (IMPLEMENTATION) will deal with the implementation of the strategies.

PHASE I (BACKGROUND)

- affordability trends including price of housing, rentals, mortgage rates, income and costs of living indexes. Sources: Stats. Can., CMHC, Real Estate Board.
- review trends in household make-up and formation. Source: 1988 Assessment.
- losses and gains in residential stock through intensification and deintensification by neighbourhood. Source: 1988 Assessment.
- review household projections and current demand for types of dwelling produced through intensification. Source: Municipal Housing Statement Survey, Regional Population Projections.
- review current policies affecting housing intensification in the Official Plan, Neighbourhood Plans and other policy documents.
- review current affecting housing intensification including site specific amendments and variances, conversions, low and medium density zoning, strip and suburban commercial parking.
- review current regulations affecting intensification e.g. - Building Code.
- review current programs related to intensification.
- review current and recent studies mentioned in Appendix A and their findings and status.
- review related literature including Affordable Home Ownership Charrette by Toronto Home Builders Association, In Your Neighbourhood by Lewinberg Consultants, Housing Intensification Report No. 4 by Metro Toronto Planning Department and Parking and Accessory Apartments by Marshall, Macklin, Monaghan, and the Provincial Guidelines on housing intensification and other relevant material.

-
- review policies and controls in other municipalities.
 - meet with Ministry officials and others involved in housing intensification to record current ideas and initiatives.

PHASE 2 (ANALYSIS)

- analyze policies and controls in other municipalities.
- analyze the existing affordability situation in relationship to the past.
- analyze the existing potential for housing intensification using the projected demand from changes in household nature and projected supply.
- analyze the current policies and whether they address present housing intensification needs.
- analyze the applicability of various initiatives and ideas to Hamilton.
- analyze the need to implement current strategies.

PHASE 3 (STRATEGIES)

- identify issues around parking, traffic, overcrowding, impacts on streetscape, social aspects, impacts on services, maintenance, value, etc.
- develop strategy options using the background and analysis.
- assess impact of various strategy options.
- recommend appropriate strategies and identify implementing groups.
- meetings with key groups and agencies will be held. A workshop and public meetings will be held. Outstanding issues will be resolved.

PHASE 4 (IMPLEMENTATION)

- carry out the necessary strategies. For example - policy changes, changes to the zoning by-law on a general or area-wide basis, educational initiatives, home sharing demonstration projects, etc.
- a public meeting of the Planning and Development Committee will be held. Council will endorse appropriate proposals.

PUBLIC PARTICIPATION AND TECHNICAL SUPPORT

The study will be undertaken by the Hamilton-Wentworth Region Planning and Development Department who advise the City of Hamilton on planning matters. Part of the study will be funded (about \$20,000) by the City through their annual budget. The remaining part will be funded through a \$12,000 grant from the Ministry of Housing and about \$50,000 grant from the Ministry of Municipal Affairs. City money will be used to provide allocations for in-house staff and administrative services. The Manager of the Neighbourhood Section will co-ordinate the study. The Director of Local Planning and the Managers of the Policy and Development Sections will participate throughout the study.

Ministry money will be used to hire planning staff to carry out the work and produce publications.

A technical steering committee will be set up and include:

- a representative from the Ministry of Housing;
- a representative from the Ministry of Municipal Affairs;
- a representative for the Region of Hamilton-Wentworth Planning and Development Department;
- a representative from the Region of Hamilton-Wentworth Housing Policy Group
- a representative from the Community Development Department;
- the Director of Local Planning;
- a representative from the Social Planning Council.

The Steering Committee will meet approximately 10 times throughout the study.

The Traffic, Building and other Departments will be invited when appropriate. The study will include meetings with key groups and agencies throughout the process. Interested groups will be kept informed through notices, minutes and information packages. The study will also include a workshop and public meeting during Phase 3 to refine strategies. Workshop participants will include politicians and representatives for the concerned groups:

- Hamilton Real Estate Board;

-
- Chamber of Commerce;
 - Central Area Plan Implementation Committee;
 - Hamilton and District Home Builders Association;
 - Neighbourhood Associations;
 - Social Housing Action Committee (a sub-committee of the Social Planning and Research Council concerned with affordable housing).

HOUSING INTENSIFICATION STUDY - Schedule

WINTER '89 SPRING '89 SUMMER '89 FALL '89 WINTER '90

Phase 1
BACKGROUND

January _____ May _____

Phase 2
ANALYSIS

April _____ July _____

Phase 3
STRATEGIES

June _____ October _____

Phase 4
IMPLEMENTATION

October _____ March _____

APPENDIX B

Municipal Survey Results



RESIDENTIAL INTENSIFICATION

The City of Hamilton is presently attempting to address the issue of affordable housing. This survey is being conducted to aid the City in determining the effectiveness of its present policies and regulations concerning residential intensification.

GENERAL

1. Does your municipality's Official Plan specifically encourage residential intensification?

☐ yes

☐ no

2. Has your municipality ever undertaken, or is it about to undertake, a study of residential intensification?

☐ yes -----> 2b.

☐ no

2b. If you have done a study, have you changed, or are you intending to change, any of your policies or by-laws as a result of the study?

☐ yes -----> 2c.

☐ no

2c. If yes, could you please attach a copy of the draft or approved changes?

3. Has your municipality enacted a by-law under section 33 of the Planning Act (demolition control) to help retain the existing housing stock?

☐ yes -----> 3b.

☐ no

3b. If yes, how widespread is its application?

4. Does your municipality have any zones which require a residential component as a part of commercial development? If yes, please specify.

RESIDENTIAL CONVERSIONS

The following questions deal with the conversion of buildings to a more intensified form of residential use. With these questions we wish to examine the extent to which some of the more common performance standards can influence residential conversions.

5. What is your municipality's definition of a converted dwelling?

6. Would you please specify the zones within which residential conversions are permitted?

7. Does your municipality have any parking requirements that could potentially impact residential intensification? If yes please specify.

8. What is the minimum unit size allowed for a conversion?

9. Does your municipality have any restrictions on the extent to which physical changes can be made to the exterior of a building? If yes, please specify.

10. Does your municipality have any height restrictions on buildings in residential (single or two family) areas? If yes, please specify.

11. Does your municipality have any requirements on the age a building must be before a conversion can take place? If yes, please specify.

12. Does your zoning by-law contain any floor space indexes/ratios to control density?

☐ yes

☐ no

NON-RESIDENTIAL

The following set of questions deal with conversions in non-residential areas.

13. Have you had any conversions of non-residential uses to residential in your municipality?
If yes, please specify.

14. Has this type of conversion been encouraged and if so by what means?

INFILL

The following questions will deal with infilling. These questions will examine the degree to which existing By-law provisions accommodate infilling.

15. Are there any zoning restrictions in your municipality on the maximum number of dwellings per lot in the following areas? If yes, please specify.

residential (single & two family) _____

low density multiple dwellings _____

high density multiple dwellings _____

townhouses _____

16. What is the minimum lot size and lot width in the following areas?

residential (single & two family) _____

low density multiple dwellings _____

townhouse _____

17. What is your municipality's minimum front, side, and rear yard allowances in the following designated areas?

residential (single & two family) _____

low density multiple dwellings _____

high density multiple dwellings _____

townhouses _____

18. What is your maximum lot coverage in the following designated areas?

residential (single & two family) _____

low density multiple dwellings _____

high density multiple dwellings _____

townhouses _____

19. What is the maximum landscaped area for the following designations?

low density multiple dwellings _____

high density multiple dwellings _____

townhouses _____

ILLEGAL APARTMENTS

20. Are illegal apartments a problem in your municipality?

☐ yes -----> 20b

☐ no

20b. What has your municipality done about the problem of illegal apartments?

20c. Approximately how many illegal apartments exist in your municipality?

INNOVATIONS IN RESIDENTIAL INTENSIFICATION

21. Have there been any innovative forms of residential intensification that have taken place in your municipality, and if so could you briefly describe them?

22. Has your municipality adopted any innovative zoning policies to ~~inc~~rease the supply of intensified housing? If so what are they?

Thank you very much for taking the time to help us with our housing study. We would be interested in knowing if your municipality has any other requirements which impact residential intensification that we have not covered. If there are any other requirements, or if you have and comments or suggestions, please use the space below or the back of the questionnaire to inform us. Again, thank you for your help.

GENERAL QUESTIONS (1-4)

MUNICIPALITY	OP ENCOURAGES INTENSIFICATION?	INTENSIFICATION STUDY DONE?	ALTER POLICIES AS RESULT?	DEMOLITION CONTROL AREA?	APPLICATION OF DEMO. CONTROL	ZONES REQUIRING RES. WITH COMM.?
HAMILTON	NO	YES	YES	YES	LIMITED	NO
Brantford	yes	no		no		no
Burlington	no	yes	yes	no		no
Cambridge	yes	yes	yes	no		no
East York	yes	yes	yes	no		no
Etobicoke	draft	yes	yes	yes		no
Guelph	yes	yes		yes	very limited area	no
Kingston	no	yes	yes	no		no
Kitchener	no	yes	yes	yes	inner city neighbourhoods	no
London	yes	yes	yes	yes	res., high density res., office apt.	no
Mississauga	no	yes	n/a	yes	2 of 9 wards	yes
North York	no	no		yes	all residential bldgs.	no
Oakville	yes	yes	yes	no		no
Oshawa	no	yes	n/a	no		no
Ottawa	no	yes	yes	yes	city wide	no
Peterborough	no	yes	yes	no		no
Scarborough	no	yes	no	no		no
St. Catharines	no	yes	yes	no		yes
Stoney Creek	yes	no	n/a	no		no
Toronto	yes	yes	yes	yes	entire City	yes
Thunder Bay	yes	yes	n/a	no		no
Waterloo	no	yes	n/a		core area (city prior to 1950)	yes
Windsor	yes	yes	yes	yes	neighbourhood improvement areas CBD	no
York	no	yes	yes	yes	entire city	no

RESIDENTIAL CONVERSIONS -- QUESTION 5

MUNICIPALITY	DEFINITION OF CONVERTED DWELLING
HAMILTON	A dwelling altered from a dwelling to make a greater number of dwelling units, or in a district where permitted a multiple dwelling altered from a dwelling
Brantford	a building located on a lot originally designed to provide one or more dwelling units which is altered or converted so as to provide therein additional dwelling units
Burlington	none
Cambridge	none
East York	a dwelling, including any additions thereto erected prior to the passing of the by-law and which has been or is proposed to be altered or converted so as to provide therein two or more dwelling units
Etobicoke	an additional, self-contained supplementary dwelling unit added to an existing single or semi-detached dwelling, by the conversion of the existing space within the dwelling
Guelph	n/a but OP implies apartment in SFD or semi-detached dwelling
Kingston	no definition
Kitchener	a building which existed as of the date of passing of the by-law, and which building was originally constructed as a single family dwelling and which may be converted to a multiple dwelling as defined in the by-law
London	an existing dwelling on an existing lot in which the number of dwelling units has been increased without alteration to the exterior of the building except for the required fire escapes, extra windows and entrances and provided that the building, when converted, complies with the provisions of the building by-law and the parking provisions of this by-law
Mississauga	a dwelling altered to make a greater number of dwelling units (1227); a dwelling house including any addition thereto altered or converted so as to provide therein dwelling units (65-30)
North York	a dwelling more than 30 years old altered to contain a greater number of dwelling units
Oakville	a detached dwelling converted to a multiple dwelling
Oshawa	no definition in ZBL

Ottawa	an existing dwelling on an existing lot in which the number of dwelling units has been increased without alteration to the exterior of the building except for the required fire escapes, extra windows and entrances and provided that the building, when converted, complies with the provisions of the building by-law and the parking provisions of this bylaw
Peterborough	building originally consisting of one or more dwelling units the interior of which has been altered in accordance with the bylaw to provide one or more dwelling units
Scarborough	none
St. Catharines	any dwelling erected prior to the passing of this bylaw and having a gross floor area of at least 1,200 sq. ft. may be converted so as to provide a greater number of dwelling units
Stoney Creek	no definition
Toronto	a single household dwelling house which has been subdivided to provide a greater number of dwelling units therein
Thunder Bay	a building constructed as a single detached dwelling prior to January 1, 1945 which has a minimum floor area of 140.0 sq.m. and a min. height of 1.5 storeys on April 27, 1982 and which has or is capable of being altered or otherwise converted to contain therein more than one dwelling unit
Waterloo	existing building converted to allow up to 3 dwelling units in accordance with regulations
Windsor	no definition
York	a dwelling house including any addition thereto, which has been or is proposed to be altered or converted so as to provide therein two or more dwelling units

RESIDENTIAL CONVERSIONS – QUESTIONS 6 to 8

MUNICIPALITY	ZONES PERMITTING CONVERSIONS	IMPACTING PARKING REQUIREMENTS	MIN. SIZE
HAMILTON	ANY	One & Two Family 1.00 sp./unit Three-family 1.33 sp./unit Four - family 1.25 sp./unit	65.0 sq.m. (700 sq.ft.)
Brantford	Residential conversion, Residential Conversion 1, Two-family, Multi-Family, Local Business, General Business, Light Industrial, Heavy Industrial, Restricted Industrial, Residential Medium Density, General Office, Heritage Commercial-Residential Restricted, Heritage Commercial-Residential	no stacked parking	55.5 sq. m. (600 sq.ft.)
Burlington	none	SFD, 2plex,3plex,semi 1 sp/unit townhouse, 4 plex 2.5 sp/unit	n/a
Cambridge	none	n/a	RR1,RR2,R4 90 sq.m. R1,R2,R3 120 sq.m. R5,R6,RS1 75 sq.m. any RM class 75 sq.m. (add 40 sq.m. for each additional unit)
East York	none	residential units 1 space apartment buildings 1.25 sp/unit	n/a
Etobicoke	draft OP Intention is to permit accessory apts in all low density residential areas	n/a	none specified at present time
Guelph	single detached residential zones (note that provisions for conversions were removed)	none	650 sq.ft. (60 sq.m.)
Kingston	one unit converted to multi -- A1-A5,B,E,C one unit to two-family -- A,B,E	1, 2 family dwellings 1 sp/unit multi-family dwellings 1.4 sp/unit	0 bdrms 28 sq.m. 1 bdrms 42 sq.m. 2 bdrms 56 sq.m. 3 bdrms 70 sq.m. 4 bdrms 79 sq.m. (+9 sq.m. for each extra)
Kitchener	Semi-Restricted Residential Restricted Commercial	no special requirements	0 bdrms 30.19 sq.m. 1 bdrms 37.16 sq.m. 2 bdrms 60.38 sq.m. > 2 bdrms 69.67 sq.m
London	Two-Family Residential, Medium Density Residential, Office Conversion, Business District Commercial, Arterial Commercial	conversions 1.0 sp/unit Central 1.5 sp/unit otherwise single or semi 2 sp/unit	R2,R3 40.0 sq.m. R4 65.0 sq.m.

Mississauga	R District in former Town of Port Credit (1227) "any large dwelling" in former Town of Mississauga zones R1 to R5, RR, or A (By-law 5500)	no	By-law 1227 70.0 sq.m. By-law 5500 R1 102 sq.m. R2 83 sq.m. R3 60 sq.m. R4,R5,RR,A 55 sq.m. By-law 65-30 51 sq.m.
North York	RM3, RM4		not specified
Oakville	all residential zones	no	55.5 sq.m.
Oshawa	to dual dwelling -- R2A, R2B, R3,R4,R5 to apartments -- R2B, R3, R4, R5	2 units 3 + units	2 sp. total 1.33 sp/unit
Ottawa	single family, 2 family, row house zone low and medium density apartment zones heritage residential zones	requirements for converted dwelling less than for original dwelling	37.0 sq.m.
Peterborough	R3,R4,R5	CBD parking exemption & garage levy cash-in-lieu of parking in CBD	bach. 400 sq.ft (37.2 sq.m.) others 600 sq.ft (55.7 sq.m.) add 150 sq.ft. for each habitable room > 4
Scarborough	none	one space per unit	n/a
St. Catharines	residential zones in older parts of the city	1.5 spaces per rental unit	500 square feet
Stoney Creek	By-Laws 2505, 2347, 3264 -- none By-Law 2175 -- ER2, RM1 By-Law 690 -- RM1, RM2, RM3, RM4, RM5	one space per unit parking not permitted in the required front yard	By-Law 690 -- 55.5 square metres By-Law 2175 -- 95.0 square metres
Toronto	most areas of the City	n/s	none in By-Law
Thunder Bay	Residential 1 and 2 Unit zone Residential Multiple Low Density zone Central Business District zone	conversions 1.0 sp/unit others 1.5 sp/unit	0 bdrms 51.0 sq.m. 1 bdrms 60.0 sq.m. 2 bdrms 74.0 sq.m. 3 bdrms 83.0 sq.m. >3 bdrms +9 sq.m./rm.
Waterloo	General Residential, GR1,GR2,GR3 (the city prior to 1950)	one space per unit	Building Code
Windsor	all zones	1.0 sp/unit to 4 units, 1.25 for 5 +	Building Code
York	R2, R3, R4	one space per unit	500 sq.ft.

RESIDENTIAL CONVERSIONS – QUESTIONS 9 TO 12

MUNICIPALITY	ALTERATION RESTRICTIONS	HEIGHT RESTRICTION	AGE RESTRICTION	F.S.I. F.A.R.
HAMILTON	Preserve External Character	2.5 to 3.0 Storeys 11.0 to 14.0 Metres	Built prior to 25/07/40	Yes
Brantford	no	1 storey or 2.5 storeys - 11.0 m. (depends on zone)	no	yes
Burlington	n/a	semi duplex triplex 2 storeys 2 storeys	n/a	no
Cambridge	required yards	only near airport	no	yes
East York	n/a	8.5 m. maximum	n/a	yes
Etobicoke	draft OP - no exterior changes	11.0 m maximum	no	no
Guelph	no	no	prior to 1937	no
Kingston	single to multi - no change 1 unit to 2 units - add 19.0 sq.m. maximum	10.7 m. to 12.0 m. (depending on zone)	one unit to multi unit prior to 41/12/01	yes
Kitchener	required yards LACAC desig.	surrounding airport	existing on date of passing	yes
London	no changes	R2,R3 9.0 m. R4 10.0 m. AC 10.5 m. BDC 12.0 m.	existing on date of passing	no
Mississauga	no changes	10.7 m.	>20 years (By-Law 1227) prior to 56/04/23 (65-30) prior to 53/04/10 (5500)	yes
North York	yes	R1, R2 3 st., 9.5 m. R3 - R5 2 st., 9.5 m. RM1 & 2 3 st., 9.2 m.	>30 years	yes

Oakville	no exterior alts.	10.5 m.	> 5 yrs. old on date of passing	no
Oshawa	no	10.5 m.	no	yes
Ottawa	no changes	10.7 m.	>20 years	yes
Peterborough	site plan heritage bldgs.	2 storeys	no	yes
Scarborough	no	only site specific	n/a	yes
St. Catharines	preserve external appearance & character	35.0 feet	no	no
Stoney Creek	basic external appearance shall not be altered, no outside stairs except fire escapes	10.5 m. for single, semi 2.5 storeys for duplex	By-Law 690 -- prior to 1/1/41	yes
Toronto	guidelines	n/s	n/s	yes
Thunder Bay	heritage bldgs.	10.0 m.	prior to January 1, 1945	no
Waterloo	no	10.5 m.	existing (1978)	yes
Windsor	heritage bldgs.	2 storeys, 10.5 m.	no	yes
York	no outside stairways	4 storeys	>20 years	yes

NON-RESIDENTIAL CONVERSIONS (QUESTIONS 13 & 14)

MUNICIPALITY	ANY NON-RESIDENTIAL TO RESIDENTIAL CONVERSIONS?	ENCOURAGEMENT FOR THESE CONVERSIONS
HAMILTON	the Piggott Building	Central Area policies
Brantford	commercial office buildings older downtown industrial space 2nd storey offices over plazas	reduced downtown parking standards
Burlington	2nd floor commercial	provincial funding parking regulations
Cambridge	upper floor commercial free standing industrial	location criteria for multi-unit residential in OP
East York	none	
Etobicoke	talk of converting distillery warehouse	no
Guelph	downtown and older industrial	OP policy & site-specific zoning
Kingston	commercial/industrial combined industrial	grants relaxed parking requirements
Kitchener	upper floor commercial warehouse space	convert-to-rent reduced parking standards
London	office/storage space	convert-to-rent
Mississauga	industrial	none
North York	apartment storage lockers	none
Oakville	none	no
Oshawa	yes	provincial programs
Ottawa	surplus school buildings	municipality first to be offered surplus school buildings
Peterborough	school, church, motel, labour centre	rezoning exemptions to lot requirements
St. Catharines	schools & industrial buildings	
Scarborough	offices, lumber yard	
Stoney Creek	not aware of any	no
Toronto	primarily industrial areas	subject to Job Retention policy
Thunder Bay	yes	minor variances reduced parking standards
Waterloo	yes	policy, zoning convert-to-rent
Windsor	industrial	convert-to-rent
York	upper floor commercial non-conforming commercial non-conforming industrial	only when appropriate

Residential (Singles and Semis)		Low Density Multiple Units		High Density Multiple Units		Townhouses	
HAMILTON	ONE DWELLING / LOT	ONE	ONE	LIMITED BY OTHER FACTORS			
Brantford	One dwelling / lot	One dwelling / lot	One dwelling / lot	One dwelling / lot	One dwelling / lot		
Burlington	Single - 1 unit / lot Semi - 2 units / lot	Units / ha. depending on zone	Units / ha. depending on zone and provision of enclosed parking	29.7 units / ha. + 1 unit for each 6 underground spaces to 44.5 units ha.			
Cambridge	1 dwelling per lot	30 - 75 units/ha.	100 - 250 units/ha.	Area specific			
East York	1 dwelling	1 dwelling	1 dwelling	1 dwelling			
Etobicoke	1 dwelling	three to five	site specific	37 units per hectare			
Guelph	1 dwelling / lot	N / A	40 / acre	Site specific			
Kingston	No	No	No	No			
Kitchener	1 dwelling / lot	No	No	No			
London	1 or 2 units up to 30 / ha.	30 - 75 units / ha.	75 - 350 units / ha.	30 - 75 units / ha.			
Mississauga	1 dwelling / lot	Depends on allowable coverage	Depends on allowable coverage	Depends on allowable coverage			
North York	Single - 1 dwelling / lot Semi - 2 dwellings / lot	No	No	Min lot area 220 sq. m/unit			
Oakville	1 dwelling / lot	< ----- Density	Specified In The	Official Plan ----- >			
Oshawa	Relates to lot area	Relates to lot area	Relates to lot area	Relates to lot area			
Ottawa	1 dwelling / lot	37.5 units / ha.	By F.S.I. or site specific amendments	30 - 37.5 units / ha			
Peterborough	Single - 1 dwelling / lot Semi - 2 dwellings / lot	3 - 8 units / lot	N / S	Maximum of 16 units			
Scarborough	1 dwelling / lot	< -----	Units Per Acre Limit ----- >				
St. Catharines	2 units / lot	35 units / acre	43 units / acre	15 units / acre			
Stoney Creek	one and two units / lot	n/a	no	no			
Toronto	units per hectare in mixed use areas	units per hectare in mixed use areas	units per hectare in mixed use areas	units per hectare in mixed use areas			
Thunder Bay	1 dwelling / lot up to 37.5 units / ha.	1 building / lot up to 37.5 units / ha.	112 - 250 units / ha.	56 - 111 units / ha.			
Waterloo	1 dwelling / lot	Regulated by parking & open space	Variable density maximums	Regulated by parking & open space			
Windsor	1 dwelling / lot	Based on density provisions	Based on density provisions	Max 32 units / ha.			
York	1 dwelling / lot	< ----- No maximum - Subject to minimum lot area and frontages ----- >		N / A			

QUESTION # 16 MINIMUM LOT SIZE AND WIDTH

	Residential (Single and Two Family)		Low Density Multiple		Townhouse	
	Lot Size	Width	Lot Size	Width	Lot Size	Width
HAMILTON	278 - 540 sq. m.	9 - 15 m.	630 - 720 sq. m.	21 - 27 m.	165 - 270 sq. m / unit	23 - 27 m.
Brantford	232 - 697 sq. m / unit	6 - 18 m / unit	185 - 217 sq. m / unit	6.0 metres / unit	185.0 sq. m / unit	6.0 metres / unit
Burlington	Single - 445.9 sq. m Semi - 696.7 sq. m	12.1 metres 19.8 metres	929 sq. m	18.2 metres	.4 ha	45.7 metres
Cambridge	270 sq. m / unit	9 m frontage / unit	75 units / net res. ha	30 m frontage	165 sq. m / unit	5.5 m frontage / unit
East York	185 - 370 sq. m	6 - 12 m frontage	420 - 930 sq. m	10.5 - 24 m frontages	No Standards	
Etobicoke	334 - 557 sq. m.	9 - 15 m	557 - 668 sq. m.	15 - 18 m		
Guelph	Single - 278.7 sq. m Semi - 558.0 sq. m.	9 m 15 m	650 sq. m	15 m	836 sq. m	18 m
Kingston	370 sq. m	13.7 metres	No Mention		No Mention	
Kitchener	371. 6 sq. m	12.19 metres	Based on # of Units	21.3 metres	185.8 sq. m per unit	22.86 metres
London	250 sq. m	9 m frontage	250 sq. m	9 m frontage	800 sq. m	22 m or 5.5 m / unit
Mississauga	550 - 835 sq. m	15 - 22.5 m	N / S	N / S	N / S	N / S
North York	Single - 550 sq. m Semi - 557 sq. m.	15 m 18 m	925 sq. m	22 metres	220 sq. m / unit	30 m frontage
Oakville	N / A	12 - 30.5 m	N / A	30.5 m	N / A	30.5 m
Oshawa	360 - 550 sq. m	12- 18 metres	550 sq. m	19 - 22 metres	275 sq. m / unit	10 m / unit
Ottawa	Single - 464 sq. m Semi - 557 sq. m.	15 metres 18 metres	557 sq. m	18 metres	557 sq. m	18 metres
Peterborough	4000 - 6000 sq. ft.	30 - 40 ft. frontage	7500 - 8000 sq. ft.	70 - 80 ft. frontage	2000 sq. ft. / unit	80 ft. frontage
Scarborough	Site Specific		Site Specific		Site Specific	

St. Catharines	4000 sq. ft.	40 feet	6000 sq. ft.	66 feet	2905 sq. ft. / unit	20 feet / unit
Stoney Creek	zoning, services	15 m	n/a	n/a	232 sq.m. / unit	55 m
Toronto	n/s	20 feet	n/s	20 feet	n/s	20 feet
Thunder Bay	Single - 450 sq. m Semi - 540 sq.m.	15.0 m frontage 18.0 m frontage	600 - 650 sq. m	18 m frontage	180 - 225 sq. m / unit	6 - 7.5 m / unit
Waterloo	Site and Zone Specific	No	No	No	No	5.5 metres street front.
Windsor	275 sq. m	9 metres	550 sq. m for 1st 4 units	18 metres	330 sq. m / unit	21 metres
York	185 - 370 sq. m	6 - 12 m frontage	460 - 650 sq. m	15 - 22 m frontage	Not Applicable	Not Applicable

QUESTION # 17 MINIMUM FRONT, SIDE, AND REAR YARDS

	Residential (Single and Two Family)			Low Density Multiple Dwellings		
	Front	Side	Rear	Front	Side	Rear
HAMILTON	6 m	0 - 1.5 m	7.5 m	4.5 - 7.5 m	1.5 - 13.5 m	3.0 - 13.5 m
Brantford	6 - 9 m	.6 - 1.5 m	6 - 9 m	9 m	1.5 - 2.4 m	9 m
Burlington	4.5 - 6 m	1.2 m	7.6 - 9.1 m	6 m	3.6 m	9.1 m
Cambridge	6 m	1.2 m	7.5 m	-----	-----	-----
East York	6 m	.6 - .9 m	7.5 - 9 m	6 m	.9 - 2.4 m	7.5 - 12 m
Etobicoke	7.5 m	0.9 m	7.5 m	7.5 m	0.9 - 3.0 m	7.5 m
Guelph	Single - 4.5 m Two Family - 7.5 m	.6 m 1.5 m	20% of lot depth up to 7.5 m	7.5 m	1/2 building ht. or 7.5 metres	20% of lot depth or 1/2 building ht.
Kingston	6 m	3.0 m	6 m or 25 % of lot depth	7.5 m	3.6 m	12 m
Kitchener	7.62 m	1.81 m	7.62 m	7.62 m	6.0 m	7.62 m
London	4.5 m	3 m	6 m	6 - 9 m	3 m	6 m
Mississauga	6 - 9 m	.61 - 3.0 m	3.0 - 7.5 m	N / S	N / S	N / S
North York	Single - 7.5 m Semi - 7.5 m	1.2 - 1.8 m 2.4 m	7.5 m 7.5 m	7.5 m	3.5 m or 1/2 of building height.	7.5 m or bldg ht.
Oakville	7 - 10.5 m	1.75 - 2.4 m	7.5 m	7.5 m	3.5 m	7.5 m
Oshawa	6.0 to 9.0 metres	1.2 m	7.5 m	6.5 m + 1.5 m per storey	1.5 m / storey	7.5 m
Ottawa	6 m	1.21 m	Not less than 25% of lot depth	0 - 6 m	0 - 12 m	3.6 m
Peterborough	N / S	4 ft. - 8 ft.	15 ft. - 50 ft.	N / S	6 ft. - 10 ft. or site specific.	30 ft. - 50 ft. or site specific.
Scarborough	Site Specific	Site Specific	Site Specific	Site Specific	Site Specific	Site Specific
St. Catharines	20 feet	3 feet	25 feet	20 feet	1/2 of height	25 feet
Stoney Creek	6 m	1.25 m	7.5 m	n/a	n/a	n/a
Toronto	<----- required yards are governed by height and depth of building ----->					
Thunder Bay	6.0 - 7.5 m	1.5 - 3 m	6 m	6.0 - 7.5 m	1.5 - 3 m	6 m
Waterloo	6 m	0 - 1.2 m	7.5 - 9 m	7.5 m	3 m	7.5 m
Windsor	6 m	1.2 m	7.5 m	6 m	6 m or 40% of ht.	7.5 m
York	Relates to existing set-backs and front yard depths.	1.2 m	7.5 - 9 m	6 m	1/2 of height (not less than 4.5 m)	1/2 of height (not less than 7.5 m)

QUESTION # 17 MINIMUM FRONT, SIDE, AND REAR YARDS

	High Density Multiple Dwellings			Townhouses		
	Front	Side	Rear	Front	Side	Rear
HAMILTON	3 m	1.5 - 13.5 m	3 - 13.5 m	6 m	3 - 6 m	3 - 6 m
Brantford	9 m	4.5 - 7.5 m + ht. factor	9 m	6 m	2.4 m	6 m
Burlington	7.6 m	7.6 m	7.6 m	7.6 m	4.5 m	9.1 m
Cambridge	6 m	6 m	3 m minimum	6 m	3 m	7.5 m
East York	6 m	2.4 m or 1/2 ht.	7.5 - 16 m	-----	-----	-----
Etobicoke	7.5 m		6.0 - 7.5 m	n/a	n/a	7.5 m
Guelph	7.5 m	1/2 building ht. or 7.5 m.	20% of lot depth or 1/2 building ht.	7.5 m	3 m	3 m
Kingston	7.5 m	7.5 m	Not smaller than height	7.5 m	3.6 m	12 m
Kitchener	7.62 m	1/2 bulidng ht.	spacing of bldg.	7.62m	1.81 m	7.62 m
London	6 - 9 m	1.2 m per 3 m of height		6 - 9 m	3 m	3 m
Mississauga	N / S	N / S	N / S	N / S	N / S	N / S
North York	7.5 m	4.5 m	7.5m +.3m for each .6m of ht. over 11m	7.5 m	6 m or 1/5 of building length	7.5 m
Oakville	7.5 m	25% of ht. min 4.5m	7.5 m	7.5 m	3.5 m	7.5 m
Oshawa	6 m + 1.5 m per storey	1.5 m / storey	7.5 m	6 m	3 m	7.5 m
Ottawa	0 - 6 m	0 - 12 m	0 - 7.6 m	6 m	1.21 m	Not less than 25 % of the lot depth.
Peterborough	N / S	20 ft. - 40 ft. or 1/2 of building height.	40 ft. or 1/2 of building.	N / S	10 ft. or 1/2 of the building height.	30 ft. or 1/2 of the building height.
Scarborough	Site Specific	Site Specific	Site Specific	Site Specific	Site Specific	Site Specific
St. Catharines	20 feet	1/2 of height	25 feet	20 feet	3 feet	25 feet
Stoney Creek	0.3 x h	0.3 x h	0.3 x h	6 m	nil	7.5 m
Toronto	-----	-----	required yards are governed by height and depth of building			----->
Thunder Bay	9 m	9 m	9 m	6.0 - 7.5 m	1.5 - 3.0 m	6.0 m
Waterloo	7.5 m	3 m to 1/2 of ht.	7.5 m to 1/2 of ht.	4.5 m	3 m	7.5 m
Windsor	Negotiable relative to provision of amenity areas			6 m	2.5 m	7.5 m
York	6 m	1/2 of height (not less than 4.5 m)	1/2 of height (not less than 7.5 m)	N / A	N / A	N / A

QUESTION # 18 MAXIMUM LOT COVERAGES

	Residential (Single and Two Family)	Low Density Multiple Dwelling	High Density Multiple Dwelling	Townhouse
HAMILTON	No Provision	No Provision	No Provision	No Provision
Brantford	33 - 41%	40%	35%	40%
Burlington	33%	N / S	N / S	N / S
Cambridge	40%	Not Controlled with this Provision		40%
East York	35%	30 - 50%	30 - 75%	N / S
Etobicoke	33%	35 - 40%	20 - 40%	25%
Guelph	None	None	None	25%
Kingston	33 1/3 %	35%	100%	35%
Kitchener	40%	39 units per acre	60 - 120 units per acre	15 units per acre
London	45%	45%	40%	40%
Mississauga	25 - 35 %	N / S	N / S	N / S
North York	35%	35%	35%	25%
Oakville	30 - 35 %	25 - 35 %	35%	35%
Oshawa	33%	25 - 33 %	25 - 33 %	33%
Ottawa	N / A	N / A	N / A	N / A
Peterborough	40%	35%	30%	30%
Scarborough	33% in some areas and 40% in others (With site specific exemptions)			
St. Catharines	35%	40%	40%	40%
Stoney Creek	40%	n/a	20%	35%
Toronto	required yards	required yards	required yards	required yards
Thunder Bay	35%	35%	50%	35%
Waterloo	35%	N / A	N / A	N / A
Windsor	30%	35%	35%	30%
York	0.4 - 0.6	1.0	2.0	N / A

QUESTION # 19 REQUIRED MINIMUM LANDSCAPED AREAS

	Low Density Multiple Dwelling	High Density Multiple Dwelling	Townhouse
HAMILTON	25% Min.	25 to 40% Min.	40 - 50% Min. (where specified)
Brantford	None	None	None
Burlington	25% Min.	amenity area per unit	amenity area per unit
Cambridge	30% Min.	30% Min.	30% Min.
East York	N / S	N / S	N / S
Etobicoke	N / A	Min 65%	Min 60%
Guelph	28 sq. m for each unit up to 20 units then 18.5 sq. m for each additional 1 unit		None
Kingston	No Maximum	No Maximum	No Maximum
Kitchener	No Maximum	Minimum 25% of lot.	10% of net open area.
London	N / A	25%	30%
Mississauga	N / S	N / S	N / S
North York	<- ----- 18 sq. m per 82 sq. m of g.f.a. ----- >		
Oakville	30%	30%	30%
Oshawa	50%	50%	N / A
Ottawa	30%	30%	N / A
Peterborough	N / A	N / A	N / A
Scarborough	Site Specific	Site Specific	Site Specific
St. Catharines	25% Min.	25%	25%
Stoney Creek	N / A	2175 - 25% min 3264 - 50% min	50% min.
Toronto	30% Min.	35% Min.	dependent on density
Thunder Bay	N / A	Minimum 10% of lot.	Minimum 10% of lot.
Waterloo	90 sq. m per unit.	55 sq. m per unit.	18.5 to 22.5 sq. m
Windsor	Minimum of 35%	Minimum of 35%	None
York	N / A	25%	N / A

ILLEGAL APARTMENTS – QUESTION 20

MUNICIPALITY	PROBLEM?	RESPONSE	ILLEGAL UNITS
HAMILTON	Yes	Enforcement On Complaint Basis	10000
Brantford	no		
Burlington	no	prosecute owners require rezoning or minor variance	unknown
Cambridge	unknown	respond on complaint basis	unknown
East York	yes	investigate on basis of written complaint	2000
Etobicoke	yes	nothing	unknown
Guelph	yes	enforce when aware of violation letter of undertaking stating that owner will not add a separate unit when applying for renovation permit	unknown
Kingston	yes	enforcement on complaint basis or during rezoning process	200
Kitchener	yes	enforcement on complaint basis	unknown
London	yes	enforcement on complaint basis court action against those that don't rezone or remove unit(s)	1,000 to 2,000
Mississauga	yes	enforcement on complaint basis	6000
North York	yes	enforce and prosecute	unknown
Oakville	yes	nothing	unknown
Oshawa	yes	enforcement on complaint basis	unknown
Ottawa	yes	enforcement on complaint basis prosecute if unit not removed	unknown
Peterborough	yes	prosecution on complaint	500
Scarborough	yes	housing intensification study	9,000 to 14,000
St. Catharines	n/a	nothing	unknown
Stoney Creek	no	fire department inspection if fire safety is in question	10 to 20
Toronto	no	Urge owners to seek legalization through Committee of Adjustment considering temporary amnesty	unknown
Thunder Bay	yes	amended zoning by-law to legalize some units	1500
Waterloo	yes	program to secure fire safety measures	unknown
Windsor	yes	rezoning if in compliance with OBC and Minimum Standards c Housing By-law	unknown
York	yes	enforcement on complaint basis	unknown

INNOVATIONS IN RESIDENTIAL INTENSIFICATION (QUESTIONS 21 & 22)

MUNICIPALITY	INNOVATIVE FORMS	INNOVATIVE ZONING
HAMILTON	Barton St. Kiwanis development	no
Brantford	no	no
Burlington	no	no
Cambridge	conversion of former industrial buildings	presently being formulated
East York	rezoning of commercially zoned infill properties to medium to high density residential uses	no
Etobicoke	several examples of redevelopment of residential and industrial lands to high density residential	no
Guelph	no	no
Kingston	non-profit housing over parking lots	rezoning of older industrial lands
Kitchener	inner-city planning area which permits the subdivision of existing stock into a max. of 3 units increased residential density	ZBL to accomodate a Neighbourhood Conservation designation infill projects reviewed on own merits
London		no
Mississauga	no	no
North York	addition of townhouses on landscaped areas addition of new parts of buildings additional floors on existing buildings new buildings or groups of apt. buildings	no
Oakville	granny flats	no
Oshawa	no	no
Ottawa	conversion of surplus school sites	allow more than one dwelling on low density lot
Peterborough	seniors – smaller units conversion of non-residential to residential	spot zoning, special districts, zoning exemptions
Scarborough	no	no
St. Catharines	no	no
Stoney Creek	no	no
Toronto	infill non-profit housing	"Main Streets" Study
Thunder Bay	no	no
Waterloo	five bedroom apartments lodging house licensing program conversion of commercial/industrial space 2- unit additions to existing SFD's	permit converted dwelling houses and boarding houses in some areas parking provisions policy for lodging houses
Windsor	zero lot line singles	no
York	no	no

APPENDIX C

Zoning By-Law Amendments and Minor Variances

COMMITTEE OF ADJUSTMENT DECISIONS ON CONVERSIONS 1987 - JUNE 1989

COMMITTEE OF ADJUSTMENT DECISIONS ON CONVERSIONS (1987)

Address and File Number	Zone	Proposal	Decision
310 James Street North File A - 87:23	"H"	Second floor conversion of Commercial building to 2 res. units. Avg. floor area to be 61.31 sq.m. instead of the required 65 sq.m.	Granted Not inconsistent with the general intent of the By-Law and Official Plan, is desirable for the development of the land.
125 and 129 Melrose Ave File A - 87:30	"DE-2"	Increase the existing non-conforming 13 unit dwelling to 15 units. Requirements of the "DE-2" zoning will not be met.	Denied Relief is not minor in nature, is undesirable for the appropriate development of the land, is inconsistent with the general intent and purpose of the By-Law.
23 Wentworth Street File A - 87:32	"H"	Conversion of a single family dwelling to two dwelling units. Property is located 90 m from another converted dwelling.	Granted Relief is minor in nature, and is not inconsistent with the general intent and purpose of the the By-Law and Official Plan.
178 Balsam Avenue File A - 87:37	"D"	Conversion of a single family dwelling to a two-family dwelling. Lot area of 222.96 sq.m instead of the req'd 270 sq. m., and one unit of 61.96 sq. m. in place of the min. unit size of 65 sq. m.	Granted Garage to be removed to allow for two parking spaces. Reduction of people living in the dwellings. Relief is considered to be minor in nature and in not inconsistent with the purpose of the By-Law and O.P.
1471 Main Street East File A - 87:53	"H"	Permit second storey addition for two dwelling units. Rear yard of 7.01 m instead of the required 7.5 m. Lot width of 10.36 m instead of the required 12.0 m.	Granted No impact will occur on neighbouring lands. Relief is considered to be minor in nature and is not inconsistent with the purpose of the By-Law and O.P.
167 - 171 John St. S File A - 87:61	"H"	Conversion of existing building to contain 34 dwelling units. 34 units will be created instead of the maximum of 10 units. All units will to be under 350 sq. ft. 3 storey addition and 3 storey stairwell addition to be included.	Denied Relief is not considered to be minor in nature and is undesirable for the development of the land.
75 Barlake Avenue File A - 87:62	"E"	Conversion of an existing variety store and beauty salon to two new residential units. Raises maximum permitted units from 301 to 303.	Granted All requirements of the By-Law would be met. Relief is considered to be minor in nature.
684 Main Street East File A - 87:75	"H"	Conversion of building to include a dental office with one dwelling unit. 5 parking spaces to be provided where 6 are required (with 2 to be stacked parking spaces and one shared), plus one space lacking adequate manoeuvring space.	Granted Permitted, but with no dwelling units.
46 Arthur Street File A - 87:112	"D"	Conversion of a single family dwelling to a two-family dwelling. Lot area of 187.28 sq. m instead of the required 270 sq. m.	Denied Relief is not considered to be minor in nature.
575 Queeston Road. File A - 87:113	"E"	Conversion of an existing beauty salon and stock room to two new residential units. Raises total number of units in building to 230.	Granted All requirements of the By-Law would be met. Relief is considered to be minor in nature.

Address and File Number	Zone	Proposal	Decision
1221 - 1223 Main St. E File A - 87:117	"H"	Build second storey addition to existing dwelling to include two new dwelling units. Lot area of 278 sq. m instead of the required 360 sq. m. 2 parking spaces to be included, one without manoeuvring space.	Granted No impact will occur on neighbouring lands.
656 Main Street E File A - 87:118	"H"	Addition to existing commercial building's second and third floor to contain 5 dwelling units. Residential gross floor area to exceed commercial g.f.a. Lot area of 301.92 sq. m instead of the required 900 sq. m. 2 off-street parking spaces to be provided. Only two stories permitted.	Denied Overintensive use of the lands. Relief is not considered to be minor in nature.
27 Alanson Street File A - 87:140	"D"	Conversion of legal non-conforming warehouse to single family dwelling units. Lot width of 11.43 m instead of the required of the 12 m. Lot area of 174.18 sq. m instead of the required 360 sq. m. No parking to be provided and development lack minimum side yards.	Denied Changes are not considered to be minor in nature. Deal with through re-zoning.
14 Sherman Avenue File A - 87:174	"D"	Conversion of a single family dwelling to a two-family dwelling. Lot size of 238 sq. m instead of the required 270 sq. m. No on-site parking to be provided (minimum 1/2) Units to be at least 54.8 sq. m instead of the min. of 65 sq. m.	Granted Approval granted for two front-yard parking spaces. Relief is considered to be minor in nature and is not inconsistent with the purpose of the By-Law and O.P.
202 & 204 Kenilworth File A -	"H"	Second floor addition to existing commercial building to create one dwelling unit. Lot width of 10.05 m instead of the required 12.0 m. Lot area of 306.57 sq. m instead of the required 360 sq. m.	Granted No adverse impacts on neighbouring lands to be created. Relief is considered to be minor in nature and is desirable for the development of the land.
182 Wentworth Street File A - 87:181	"E"	Continued use of the building for 14 dwelling units instead of the permitted 12 units. 13 existing parking spaces instead of the required 18.	Granted Sufficient parking is existing Relief is considered to be minor in nature and is desirable for the development of the land.
14 Burris Street File A - 87:201	"H"	Permit conversion of existing dwelling to a lodging house and the addition of a third storey dormer addition. 2 parking spaces to be provided instead of the required 4. Access drive to be 2.59 m instead of the required 2.8 m.	Denied An increase in the number of lodgers to have an adverse impact on the neighbourhood. Relief is not considered to be minor in nature and is inconsistent with the purpose of the By-Law and O.P.
782 - 786 King Street File A - 87:217	"H"	Creation of one new unit through a second storey addition to bring the total to 7 units. Lot area of 132.7 sq.m / unit provided instead of the req'd 180 Residential gross floor area of 5509.3 sq ft. provided in excess of the commercial floor area of 1158.7 sq. ft.	Denied Overintensive use of the land. Relief is not considered to be minor in nature and is undesirable for the development of the land.
770 Queenston Road File A - 87:246	"E-2"	Conversion of a basement beauty salon to a one-bedroom apartment. Committee of Adjustment approved gross floor area of 163 400 sq. ft. to be exceeded by 620 sq. ft.	Granted Relief is considered minor in nature, is desirable for the development of the land, and is not inconsistent with the purpose of the By-Law and Official Plan.
305 - 309 Barton St. E File A - 87:250	"H"	Use building for existing commercial uses, plus addition of 3 new residential units for 12 lodgers. 2 off-street parking spaces provided instead of the required 10 spaces	Denied Overintensive use of the land and detriment to the neighbourhood. Relief is considered not to be minor in nature.
40 Fairview Street File A - 87:253	"D"	Conversion of a single family dwelling to a two-family dwelling. Lot size of 232.25 sq. m instead of the required 270 sq m. One unit to be 59.45 sq. m instead of the required 65 sq m. One parking space to be provided instead of the required two.	Denied Building has not continuously been used as a duplex since 1955. Relief is not minor in nature and is undesirable.

COMMITTEE OF ADJUSTMENT DECISIONS ON CONVERSIONS (1987)

Address and File Number	Zone	Proposal	Decision
179 Bold Street File A - 87:262	"E"	Permit the existing 12 unit building to be used for 15 units. 5 parking spaces provided instead of the req'd minimum of 12. One required loading space not to be provided for. Minimum 25 $\frac{1}{2}$ landscaped area not to be provided.	Denied Insufficient parking to be provided. Relief is not minor in nature, not desirable for the appropriate development of the land, is inconsistent with the general purpose of the By-Law and O.P.
11 & 12 Kendale Court File A - 87:263	"DE-2"	Conversion of basement saunas to one new dwelling unit. Raising maximum permitted number of dwellings from 100 to 101 in each building.	Granted Relief is considered minor in nature, is desirable for the development of the land, is not inconsistent with the purpose of the By-Law and Official Plan.
111 Chestnut Street File A - 87:264	"D"	Conversion of existing house to a three family dwelling. Lot area of 216 sq. m instead of the required 270 sq. m. 2 parking spaces to be provided instead of the required 4. Units sizes of 56, 56 & 33.12 sq. m instead of the req'd 65 sq. m.	Denied Relief is not minor in nature, is not desirable for appropriate development of the land, is inconsistent with the general purpose of the By-Law and O.P.
206 Homewood Avenue File A - 87:264	"D"	Conversion of single family dwelling to a two-family dwelling. Lot size of 185 sq. m instead of the required 270 sq. m. No provision for the two required off-street parking spaces.	Granted Relief is considered minor in nature, is desirable for the development of the land, is not inconsistent with the general purpose of the By-Law and O.P.
445 Barton Street File A - 87:273	"H"	Conversion of ground floor commercial space to 3 dwelling units. Average unit size of 57 sq. m instead of the required 65 sq. m. Building located within 17. m of existing converted unit instead of the required 180 sq. m.	Granted Relief is considered minor in nature, is desirable for the development of the land, is not inconsistent with the general purpose of the By-Law and O.P.

Address & File Number	Zone	Proposal	Decision
196 Herkimer Street File A - 88:4	"D"	Conversion of single family dwelling to three-family dwelling. Units to be less than the 65 sq. m minimum.	Granted Relief is considered to be minor in nature.
94 and 96 Herkimer St File A - 88:9	"DE-3"	94 Herkimer Street Conversion from existing lodging house to a four unit dwelling. Lot area of 252 sq. m instead of the required 630 sq. m Lot width of 6.3 m instead of the required 21 m. No west side yard existing. 3 parking spaces provided instead of the required 5. Less landscaped area than the required 25% minimum.	Granted On the basis that substantial improvements would be made to the property for allowing the conversion.
		96 Herkimer Conversion of single family dwelling to three-family dwelling. Lot area of 374 sq. m instead of the required 600 sq. m. Lot width of 9.08 m instead of the required 18 m No east side yard existing. 3 parking spaces provided instead of the required 4. Less landscaped area than the required 25% minimum.	Granted On the basis that substantial improvements would be made to the property for allowing the conversion.
103 Cannon Street East File A - 88:10	"D"	Conversion of single family dwelling to three-family dwelling. Lot area of 209 Sq. m instead of the required 270 sq. m. Narrower parking spaces to be included. Smaller yards to be provided.	Granted Considered to be minor in nature, is desirable for the development of the land, and is not inconsistent with the purpose of the By-Law and O.P
94 Myrtle Avenue File A - 88:12	"C"	Conversion of single family dwelling to two-family dwelling. Lot area of 192 sq. m instead of the required 270 sq. m. Dwelling units to be less than the minimum of 65 sq. m. Right of way is narrower than what is required.	Denied Development would have an undesirable impact on the surrounding neighbourhood.
1518 Barton Street East File A - 88:19	"H"	Permit 20 seat restaurant and 3 dwelling units in an building. Does not meet minimum parking requirements. No provision for planting strip.	Denied Development would have an undesirable impact on the surrounding neighbourhood.
538 Upper James Street File A - 88:29	"H"	Erect a second floor two storey addition to the building to create three new dwelling units with ground floor commercial. Lot width of 8.53 m instead of the minimum of 12.0 m. Lot area of 373 sq. m instead of the minimum of 540 sq. m.	Denied Development would be an overintensive use of the lands involved. Relief is not considered to be minor in nature.
199 Hess Street South File A - 88:34	"DE-3"	Conversion of single family dwelling to three-family dwelling. Lot area of 249 sq. m instead of the required 270 sq. m. Maintain existing landscaped areas. Parking spaces to be smaller than the minimum standards,	Denied Development would be an overintensive use of the lands involved. Relief is not considered to be minor in nature.
8 and 10 Locke St. N File A - 88:46	"H"	Conversion of building to 16 units where the maximum number that is permitted is 10. Average unit size of 28 sq. m instead of the min of 65 sq. m. Existing converted building less than 180 m away.	Denied Development would be an overintensive use of the lands involved. Relief is not considered to be minor in nature.
80 Magill Street File A - 88:62	"D"	Conversion of single family dwelling to three-family dwelling. One unit to be 51 sq. m instead of the req'd 65 sq. m. 3 parking spaces to be provided instead of the minimum of 4.	Granted Development would have no adverse impacts on the surrounding neighbourhood. Relief is considered to be minor in nature.
199 Hess Street South File A - 88:63	"DE-3"	Conversion of single family dwelling to three-family dwelling. Lot area of 249 sq. m instead of the required 270 sq. m. Third unit floor area of 57 sq. m instead of the req'd 65 sq. m. Parking spaces to be smaller than the minimum size, with one space to be located in the front yard. Landscaped are to be less than the required minimum.	Granted Development would have no adverse impacts on the surrounding neighbourhood. Considered to be minor in nature, is desirable for the development of the land, and is not inconsistent with the purpose of the By-Law and O.P

COMMITTEE OF ADJUSTMENT DECISIONS ON CONVERSIONS (1988)

Address and File Number	Zone	Proposal	Decision
202 Lock Street South File A - 88:67	"H"	Permit the second floor to be used for 3 dwelling units. No on-site parking to be provided Smaller lot area, lot width and rear yard than is required.	Denied Relief is not considered to be minor in nature.
538 Upper James Street. File A - 88:72	"H"	Second floor addition of 2 stories to have commercial use on the ground floor and two dwelling units above. Lot width of 8.52 m instead of the required 12 m.	Granted Relief is considered to be minor in nature and is desirable for the development of the land.
31 Grant Avenue File A - 88:88	"H"	Permit the establishment of a lodging house . Lot width of 11.27 m instead of the required 12 m. Lot area of 312.79 m instead of the required 360 sq. m.	Deined Relief is not considered minor in nature and is not desirable for the development of the land.
File A - 88:89	"H"	Convert building to 12 dwelling units where the max permitted number is 10. Avg. unit size to be 55.74 sq. m instead of the req'd 65 sq. m.	Granted Relief is considered to be minor in nature and is desirable for the development of the land.
193 King Street East File A - 88:92	"I"	Conversion of third and fourth floors to include seven new dwelling units. No loading or parking spaces to be provided. Lot area of 259 sq. m instead of the minimum of 455 sq. m.	Granted Based on the need to preserve buildings as outlined in the Central Area Plan. Allows bachelor units to be 37 sq. m.
180 Stinson Street File A - 88:108	"E"	Add 3 new dwelling units in the basement of existing multi-storey building for a total of 63 units. 75 parking spaces existing instead of the required 79. Landscaped area minimum not to be provided. Loading space not to be provided.	Granted Parking is considered to be adequate. Considered to be minor in nature, is desirable for the development of the land, and is not inconsistent with the purpose of the By-Law and O.P
371 Hughson Street File A - 88:138	"D"	Replace single family dwelling with semi-detached dwelling. Lot width of 14.02 m instead of the required 18 m. Lot area of 297.98 sq. m instead of the required 540 sq. m. Smaller front yard depth will exist instead of the min req'd.	Granted Development is not out of character with the established neighbourhood. Relief is considered to be minor in nature.
41 and 43 Hughson St File A - 88:148	"H"	Conversion of existing building to provide 8 dwelling units. Building is located 45 m from an existing converted building.	Deined Relief is not considered to be minor in nature and is not desirable for the development of the land.
997 Mohawk Road East File A - 88:162	"E"	Permit addition to the existing 6 unit dwelling to allow for an increase to 10 dwelling units. 10 parking spaces to be provided instead of the 13 required. No loading space to be provided. Side yard area to be reduced to that lower than the min. req'd.	Granted Parking for the building will be sufficient. Relief is considered to be minor in nature and desirable for the development of the land.
144 Queen Street South File A - 88:174	"E"	Replace existing dwelling with a semi-detached dwelling. Dwelling to be 3 stories instead of the maximum of 2.5 stories. Lot area of 353 sq. m. instead of the required 360 sq. m.	Granted Considered to be minor in nature, is desirable for the development of the land, and is not inconsistent with the purpose of the By-Law and O.P
45 Oxford Street File A - 88:175	"D"	Convert existing single family dwelling to a two-family dwelling. Lot area of 232.23 sq. m instead of the required 270 sq. m. 1 parking space to be provided instead of the 2 required. Conversion to reduce the side and rear yards.	Granted Relief is considered to be minor in nature and is desirable for the development of the land.

Address and File Number	Zone	Proposal	Decision
1355 Main Street East File A - 88:176	"H & D"	Originally converted to a 10 unit dwelling as per "H" zoning, request for 4 additional units to bring the to 14. Avg. floor area of 50.87 sq. m instead of the min. of 65 sq. m. Part of lands are located in a "D" zone. 2 residential buildings house these dwellings.	Denied Development would be an overintensive use of the lands involved. Relief is not considered to be minor in nature.
245 Park Street North File A - 88:192	"D"	Conversion of single family dwelling to a two-family dwelling. Lot area of 232.25 sq. m instead of the required 270 sq. m. 1 parking spaces to be provided instead of the required 2. Other variances must also be granted.	Denied Development would be an overintensive use of the lands involved. Relief is not considered to be minor in nature.
457 - 459 Hughson St File A - 88:193	"D"	Conversion of single family dwelling to a two-family dwelling. Lot size of 232.22 sq. m instead of the required 270 sq. m. Lot width of 12.19 m instead of the required 18 m.	Granted Development would have no adverse impacts on the surrounding neighbourhood. Relief is considered to be minor in nature.
174 London Street S. File A - 88:207	"D"	Conversion of single family dwelling to a two-family dwelling. Lot size of 260 sq. m instead of the required 270 sq. m.	Granted Relief is considered to be minor in nature and is desirable for the development of the land.
1472 Main Street East File A - 88:221	"H"	Redevelopment of building to a variety store and second storey dwelling unit. Lot width of 10.05 m instead of the required 12. m. Lot area of 275 sq. m instead of the required 360 sq. m.	Granted Relief is considered to be minor in nature. Objections expressed as to the use which is permitted, therefore, not relevant to the decision.
20 Duke Street File A - 88:232	"E-3"	Permit the addition of 3 new units where 27 currently exist. Variances regarding parking and landscaped areas are required.	Denied Relief is not considered to be minor in nature and is not desirable for the development of the land.
220 Caroline Street S. File A - 88:234	"DE-3"	Conversion of single family dwelling to a three-family dwelling. Lot width of 12.19 m instead of the required 18.0 m. Lot area of 371 sq. m instead of the required 600 sq. m.	Denied Development would be an overintensive use of the lands involved.
89 - 93 King Street E. File A - 88:238	"I"	Permit conversion of building to create 5 new dwelling units. No parking on the site is to be provided.	Granted Is in accordance with the core area policies. Relief is considered to be minor in nature and is desirable for the development of the land.
23 -25 Macauley Street I File A - 88:240	"D"	Alter building to permit the creation of a 5 unit townhouse. Many variances regarding parking, yards (rear and side), privacy areas, landscaped open space, planting strips, etc.	Granted Development eliminates an undesirable legal non-conforming use. Variances are considered to be minor in nature.
1059 - 1065 King St W. File A - 88:245	"G"	Create 3 additional dwelling units where 9 units already exist. Required rear yard not to be provided Required parking not to be provided.	Denied Development would be an overintensive use of the lands involved. Variances are not considered to be minor in nature.
135 Surachan Avenue E. File A - 88:251	"D"	Permit the development of a semi-detached dwelling where a single-family dwelling now exists. Frontage of 14.47 m instead of the required 18 m. Side yard to be reduced to below the minimum required.	Granted New development will be of benefit to the area. Considered to be minor in nature, is desirable for the development of the land, and is not inconsistent with the purpose of the By-Law and O.P

Address and File Number	Zone	Proposal	Decision
207 Wentworth St N. File A - 88:252	"D"	Permit the use of the building for a two-family dwelling. Frontage of 7.98 m instead of the required 18 m. Lot area of 390.18 sq. m instead of the required 540 sq.m.	Denied Considered not to be minor in nature and is undesirable for the development of the land. Proposal also contravenes previous decision.
9 Garfield Avenue S. File A - 88:263	"D"	Conversion of existing dwelling to a three-family dwelling. Lot area of 254.91 sq.m instead of the required 270 sq. m. Units of 51, 60.2 and 45.6 sq. m instead of the req'd 65 sq. m.	Granted Relief is considered to be minor in nature and is not inconsistent with the general purpose of the By-law and Official Plan.
307 Charlton Avenue W. File A - 88:267	"D"	Conversion of single family dwelling to a two-family dwelling. Lot size of 234.5 sq. m instead of the required 270 sq. m.	Granted Development would have no adverse impacts on the surrounding neighbourhood. Relief is considered to be minor in nature.
143 Avondale Avenue File A - 88:286	"D"	Conversion of single family dwelling to a three-family dwelling. 3 parking spaces to be provided instead of the required 4. One unit to be 40.87 sq. m instead of 65 sq. m.	Denied Considered not to be minor in nature and development would be an overintensive use of the lands involved. Is also out of character for this neighbourhood.
85 Spadina Avenue File A - 88:291	"C"	Conversion of single family dwelling to a two-family dwelling. Lot size of 250.83 sq. m instead of the required 270 sq. m. One unit to be 57.59 sq. m instead of 65 sq. m.	Granted Relief considered to be minor and not inconsistent with the intent and purpose of the By-Law and O.P. Development will have very little negative impact.
227 Balsam Avenue S. File A - 88:297	"D"	Conversion of single family dwelling to a two-family dwelling. Lot size of 185.8 sq. m instead of the required 270 sq. m.	Granted Relief considered to be minor and not inconsistent with the intent and purpose of the By-Law and O.P.
1268 Main Street East File A - 88:303	"H"	Conversion of existing building to create 4 dwelling units. Avg floor area of 44.03 sq. m instead of the req'd 65 sq. m.	Granted Redevelopment will enhance the lands Relief is considered to be minor in nature.
112 Eastbourne Avenue File A - 88:311	"C"	Conversion of single family dwelling to a two-family dwelling. No manoeuvring space to be provided for second parking space. Rear stairway to be added to the building.	Granted Relief is minor and is not inconsistent with the general intent and purpose of the By-Law and O.P.
220 Caroline Street S. File A - 88:313	"DE-3"	Development of a two-family dwelling . Lot area of 371.6 sq. m instead of the required 540 sq.m.	Denied Relief is not minor, is undesirable for the development of the land and is inconsistent with the intent and purpose of the By-Law and O.P.
85 Rosslyn Avenue S. File A - 88:322	"D"	Conversion of single family dwelling to a two-family dwelling. 1 parking space to be provided instead of the required 2.	Denied Relief is not considered to be minor in nature and is not desirable for the neighbourhood.

COMMITTEE OF ADJUSTMENT DECISIONS ON CONVERSIONS (to 06/89)

Address & File Number	Zone	Proposal	Decision
Spadina Avenue A - 89:1	"C"	Conversion of single family dwelling to a two-family dwelling. Lot area of 262.16 sq. m instead of the required 270 sq. m. One small parking space to be added, but no manouvering space.	Granted No adverse impacts on neighbourhood expected. Relief is considered to be minor in nature.
5 Hunter Street W A - 89:14	"E-3"	Increase the number of existing dwelling units from 136 to 138. No loading spaces to be provided.	Granted No adverse impacts on neighbourhood expected. Relief is considered to be minor in nature.
Young Street A - 89:15	"E-3"	Increase the number of existing dwelling units from 101 to 103. No loading spaces to be provided.	Granted No adverse impacts on neighbourhood expected. Relief is considered to be minor in nature.
- 217 King St. E A - 89:21	"I"	Create 4 dwelling units on the 2nd and 3rd floors of building. Lot width of 9.09 m instead of the required 15.0 m. Lot area of 289.1 sq. m instead of the required 450 sq. m. No rear yard. No provision for parking where the minimum required is four.	Granted Development is in keeping with the Central Area Plan Parking deficiency is not significant because of the Downtown location. Relief is considered minor in nature and is not inconsistent with the intent of the Zoning By-Law.
Ray Street South A - 89:26	"D"	Conversion of single family dwelling to two-family dwelling. Lot area of 121.42 sq. m instead of the required 270 sq. m. Shorter parking spaces existing with no manouvering area.	Granted 2 family situation has existed in dwelling for over 19 years. Relief is considered to be minor in nature.
King Street East A - 89:27	"I"	Conversion of building for commercial uses and a banquet hall, with 4 dwelling units on the third floor. No parking to be provided. Smaller lot than that which is required by minimum. No rear yard and no loading space to be provided.	Granted Development is in keeping with the Central Area Plan. Parking deficiency is not significant since public transit is available. Relief is considered to be minor in nature and not inconsistent with the intent of the Zoning By-Law.
4 - 1856 Main St. W A - 89:46	"E"	Increase number of units in building from 83 to 85, to bring the total number of units on the property to 151. 151 parking spaces existing instead of the required 173. No loading space existing.	Granted Relief is considered to be minor in nature.
Hughson Street N. A - 89:52	"D"	Conversion of existng dwelling to a three-family dwelling. No off-street parking to be provided.	Granted Units would not further impact parking congestion. Relief is considered to be minor in nature.
- 91 Cannon St. W A - 89:61	"H"	Conversion of buildings to include 28 dwelling units. Buildings are less than the required 180 m apart (allowable distance apart for converted dwellings). Smaller loading space to be provided than is required.	Granted Relief is considered to be minor in nature. Plans were approved for the purpose of Site Plan control.
- 207 King St. E A - 89:62	"H"	Conversion of existing building to a 12 dwelling building. Building is located less than 100 m away from another converted building. See File A - 88:89	Granted Relief is considered to be minor in nature.
King Street East A - 89:97		Conversion of third floor commercial building to include 7 new bachelor dwellings. Units of 41.6 to 57.3 sq m instead of the minimum 65 sq. m. Lot area of 259 sq. m instead of the required 450 sq. m. 37 sq. m of lot area per unit instead of the req'd 65 sq. m.	Granted Relief is considered to be minor in nature.
East Avenue A - 89:105	"D"	Conversion of single family dwelling to a two-family dwelling. Lot area of 235 sq. m instead of the required 270 sq. m.	Pending
East Bend Ave. S A - 89:112	"D"	Conversion of existing dwelling to a three- family dwelling. 2 units to be 57.63 sq. m instead of the minimum of 65 sq. m. 1 unit to be 31.71 sq. m instead of the minimum of 65 sq. m. Parking space variances are also required.	Denied Proposal represents an overintensive use of the land. Relief is not considered to be minor in nature.
West Avenue North A - 89:129	"H"	Addition of two new dwelling units above existing commercial. Lot width of 6.83 m instead of the required 12 m. Lot area of 209.95 sq. m instead of the required 360 sq. m.	Granted No adverse impacts on neighbourhood expected. Relief is considered to be minor in nature.
Queeston Road A - 89:133	"E"	Increase the number of existing dwelling units from 69 to 72. 74 parking spaces existing instead of the required 90. No loading space to be provided. Smaller parking spaces existing than the minimum required. Smaller landscaped area existing than the minimum required.	Granted Development will have no adverse impact on the surrounding area. Relief is considered to be minor in nature and is not inconsistent with the intent of the Zoning By-Law.

ZONING BY-LAW AMENDMENTS

ZONING BY-LAW AMENDMENTS (APPROVED OR PROPOSED)

1987 - JUNE 1989

YEAR - 1987

Address & File Number	Proposal	Neighbourhood Section Comments	Planning and Development Department Comments	Decision
160 Grant Avenue ZA-87-12	Modify "D" zone to permit 6 dwelling units on the site.	Conflicts with Stinson Official Plan. Lacks adequate parking.	It is an illegal conversion. Lacks adequate parking. Out of character for the area.	Denied
1635 King Street East ZA-87-24	Modify "C" zone to permit a triplex.	No Neighbourhood Plan.	Approve Lends itself to conversion. Is located on a busy intersection. Site is suitable for proposal.	Tabled
1154 Leaside Road ZA-87-103	Modify "C" zone to permit two family dwelling.	Would not object. Appropriate.	Deny. Represents an intrusion.	Approved

YEAR - 1988

Address & File Number	Proposal	Neighbourhood Section Comments	Planning and Development Department Comments	Decision
333 Waverly Street (ZA-88-01)	Modify "C" zone to permit a two-family dwelling.	None.	Deny. Proposal would be an overintense use of the site. Is out of character with the surrounding neighbourhood.	Denied
80 Myrtle Avenue (ZA-88-70)	Modify "C" zone to permit 2 family dwelling.	Supports compatible with existing uses.	Deny. Intrusion of 2 family dwelling.	Denied
17 Fairmount Avenue (ZA-88-73)	Allow to convert from a two-family dwelling to a three-family dwelling in a "D" zone.		Deny.	Denied (O.M.B.)
105 Aberdeen Avenue (ZA-88-81)	Modify "C" zone to permit 3 family dwelling.	Compact with objective of neighbourhood plan.	Approval. Rec.	Denied
189 Oak Avenue (ZA-88-128)	Allow four-plex in a "D" zone.	Does not support. Would be an intrusion into a low density neighbourhood.	Deny.	Denied

YEAR - 1987

Address & File Number	Proposal	Neighbourhood Section Comments	Planning and Development Department Comments	Decision
21 Lotridge Street ZA-89-24	Modify "C" zone to permit the conversion of a two-family dwelling to a three-family dwelling.	Complies with neighbourhood plan. Does not support. Intrusion into 1 and 2 family area.	Deny. Lot is too small. Overintensification of the site. No off-street parking. Building enlarged illegally.	Denied

APPENDIX D

Neighbourhood Survey

ROBERT M. MORROW
MAYOR



Dear Hamilton Resident:

Your household has been chosen to take part in an important survey on housing in Hamilton. As we try to increase the supply of affordable housing, one method that is being examined is known as "housing intensification". This means making the most out of the existing housing and serviced land through the conversion of single-family dwellings into multiple unit buildings and by infilling on vacant land. Many people have concerns about conversions; this survey is an opportunity for you to let us know your views on this matter.

Your assistance is required because we want to deal with the affordable housing issue in a way that is specific to Hamilton, so please take the time to fill out and return the survey. The greater the response we get, the more valid the results will be. We would appreciate receiving your answers within two weeks in the POSTAGE PAID envelope provided. All replies will be kept strictly confidential.

If you have any questions regarding this survey, please contact either Dale Blacklock or Brett Salmon of the Planning Department at 526-4267.

Thank you very much for taking the time to complete this survey. Your assistance is greatly appreciated.

Yours truly,

Bob Morrow

Robert M. Morrow
Mayor

W.P. DOC. 0388P



REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
Planning and Development Department

CITY OF HAMILTON HOUSING INTENSIFICATION STUDY

1. In which of the following types of housing do you presently live?

- ☐ Single Detached
- ☐ Semi (2 units side-by-side)
- ☐ Duplex (2 units one above the other)
- ☐ Other (please specify) _____

2. How long have you lived in this neighbourhood? _____

3. Do you intend to remain living in this neighbourhood in the foreseeable future?

- ☐ Yes
- ☐ No

4. Do you rent or own the place where you presently live?

- ☐ Rent (Please go to Question 10)
- ☐ Own

5. Do you presently have a self-contained private apartment in your home?

- ☐ Yes
- ☐ No

6. Do you presently rent out a room in your house?

- ☐ Yes
- ☐ No

7. Have you ever considered creating a self-contained private apartment in your home?

- ☐ Yes
- ☐ No (Please go to question 10)

8. Why would you consider creating a self-contained private apartment in your home?

☐ Financial reasons

☐ Extra unused space

☐ Personal reasons

☐ Other (please specify) _____

9. If you were to create a self-contained private apartment, would you remain in your home as a live-in landlord?

☐ Yes

☐ No

10. Would you be interested in any of the following arrangements in your home in the foreseeable future?

☐ Sharing with another household

☐ Renting rooms to 1 or 2 roomers or boarders

☐ Neither

11. Would you object to one of your neighbours creating a self-contained apartment in their home?

☐ Yes

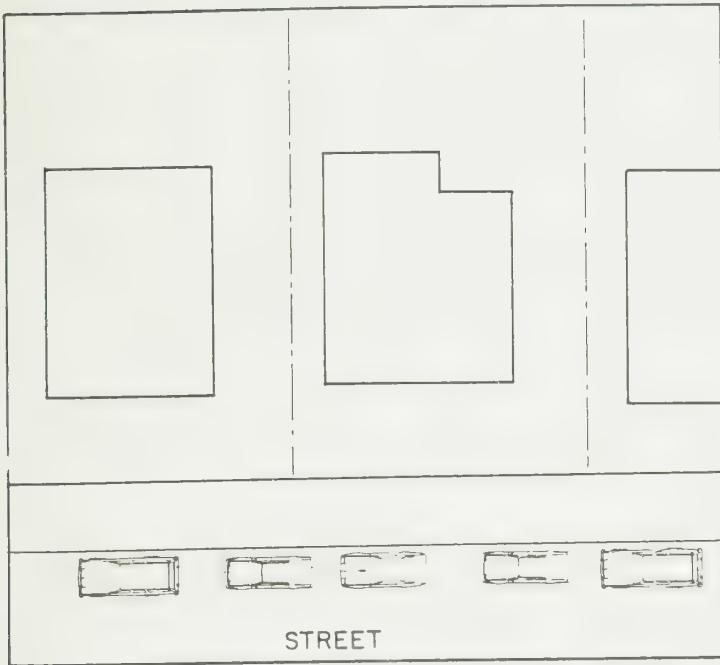
☐ No If yes, why would you object?

12. Would you support a by-law that requires a homeowner to remain living in the home if he/she wishes to create a self-contained private apartment?

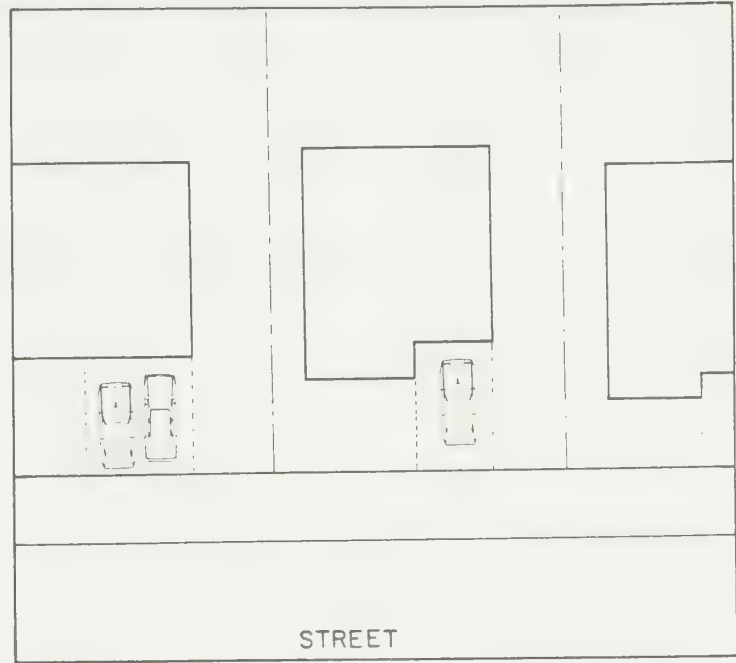
☐ No .

☐ Yes If yes, why would you support this requirement?

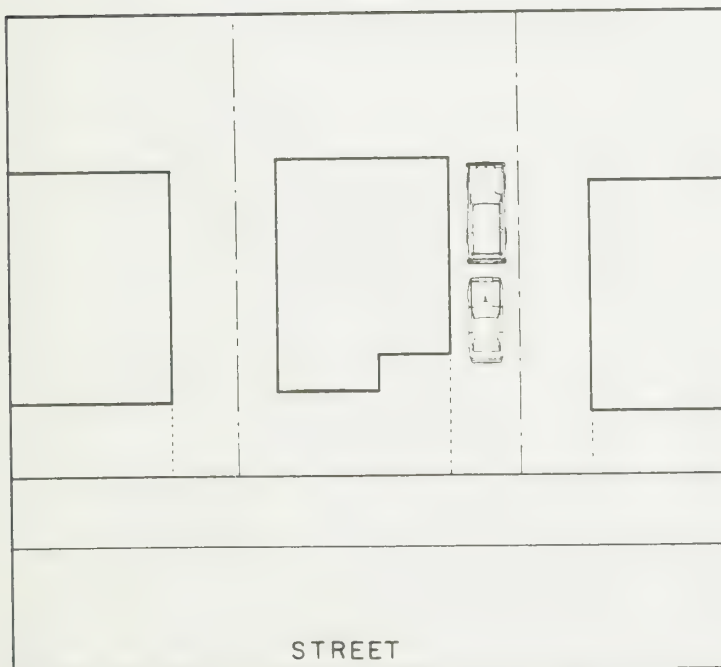
13. Which of the following parking arrangements would you find acceptable for homes which contain a self-contained apartment? Please circle the letter adjacent to the diagram. You may circle more than one option.



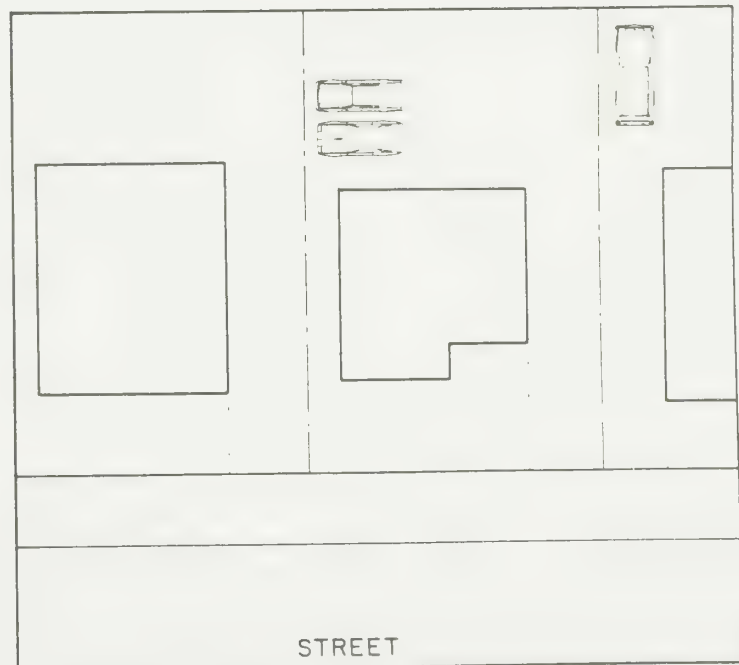
A Street Parking



B Front Yard Parking



C Driveway Parking



D Rear Yard Parking

14. Would you support a requirement that exterior alterations (such as second floor entry stairs and fire escapes) not be allowed on the front of a building, except when required for safety purposes?

☐ No

☐ Yes If yes, why would you support this requirement?

15. Would you support a restriction preventing an addition from being built onto a house so that a self-contained private apartment can be created?

☐ No

☐ Yes If yes, why would you support this restriction?

16. In the Hamilton Zoning By-law, the minimum unit size for a self-contained private apartment in a converted house is approximately 700 square feet. Under the Ontario Building Code, the minimum unit size for a one bedroom apartment is approximately 356 square feet. Would you favour reducing the minimum unit size in Hamilton so that it comes in line with the Ontario Building Code?

☐ No .

☐ Yes If yes, why would you support this reduction?

17. Please provide the following information on those individuals, including yourself, who normally make-up your household. (No names are necessary)

PERSON	RELATIONSHIP	SEX	AGE
1.	Self		
2.			
3.			
4.			
5.			

Thank you very much for taking the time to help us with our housing study. If you have any general comments or concerns about the housing situation in Hamilton we would like to know about them. Please use the space below or the back of the questionnaire to provide us with your comments should you have any. Again, thank you for your help.

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